APPENDIX 1a

THE COMSTOCK



5TH ENTITLEMENT SUBMITTAL
WHITTIER, CA
JUNE 13TH, 2022

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VICINITY MAP



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Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK
WHITTHIER, CA

G1.0

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

Wednesday, June 22, 2022 11:37:42 AM
R:\2021\2021-121 MW PHILADELPHIA & COMSTOCK WHITTIER\03 DESIGN\SCHEM\AUTOCAD\21-121_0_G1.0 COVER SHEET.DWG

PROJECT DESCRIPTION

A 52 UNIT APARTMENT PROJECT CONSISTING OF 4-STORY TYPE V-A WITH TUCK-UNDER PARKING

GROSS LAND AREA:	0.82 ACRES (35,915 SF)	
TOTAL UNITS:	52 UNITS	
DENSITY:	63.41 DU/AC	
F.A.R.	1.67	
LOT COVERAGE	0.51	
BUILDING TYPE:	LINEAR	
FRONTAGE TYPE:	STOOP	
ARCHITECTURAL STYLE:	CALIFORNIA CONTEMPORARY	
ZONING	U-CT	
APN	8139-024-027	
LANDSCAPE SF	GROUND LEVEL: 2120 SF	
	LEVEL 3: 380 SF	
	LEVEL 4: 920 SF	
CARPORT AREA	2888 SF	
NUMBER OF LOFT UNITS	12	
STREET ACCESS PLANS	ALL UNITS HAVE INTERNAL BUILDING ACCESS	
	5 UNITS HAVE ADDITIONAL STREET ACCESS	
250 CF OF STORAGE LOCATIONS	HALLWAYS	Storage #1-4, 43-44, 48-50
	SIDEWALK ACCESS	Storage #51-52
	GARAGE UPPER SHELF	Storage #5-30
	INSIDE TOWNHOME UNITS	Storage #45-47
	AT LOFTS	Storage #31-42

THE PROJECT WILL PROVIDE EV READY GARAGES IN COMPLIANCE WITH THE STATE CODE.

Parking Summary

Unit Type	Number of Units	UWSP (U-CT) Ratio	UWSP (U-CT) Total Stalls	Required After Code Change Ratio	Required After Code Change Total Stalls
Studio	8	1.50	12	1.00	8
1 BR	33	1.50	50	1.25	42
2 BR	11	2.00	22	2.00	22
Guest	52	0.25	13	0.25	13
Total Residential	52	**1.86**	**97**	**1.63**	**85**
Total Required			**97**		**85**
Total Provided					**88**

Accessible Stalls:			Required Accessible	Provided Accessible
Dwelling Stalls Residential	88	2%	1.76 =2 Req'd	3
Accessible Van Parking	1 per 6 H/C stalls		1 H/C + 1 H/C van stalls	3*

* All are van accessible

Parking Summary

Parking Type	Number of Stalls Type	Provided Ratio	Provided Total Stalls
Surface Parking	24	1.00	24
Carports	16	1.00	16
1 Car Garage	4	1.00	4
2 Car Tandem	22	2.00	44
Total Provided			**88**

** USPS stall is not included in the total residential parking count

Bike Parking / Storage

Residential Short term Bikes Provided		4 Bikes
Residential Long term bikes (Storage)		30 Bikes
Long term bike ratio provided	(Bikes/DU)	**0.6**

(E.V.C.S.) ELECTRIC VEHICLE STALLS REQUIRED (9' x 19')	QUAN.	RATIO	REQ'D
E.V.C.S. - RESIDENTS	90	0.10	9
E.V.C.S. - LEASING	0	TABLE 5.106.5.3.3	0
TOTAL EVCS STALLS REQUIRED (INCLUDED IN TOTAL PARKING COUNT)			**9**
(E.V.C.S.) ELECTRIC VEHICLE ACCESSIBLE STALLS REQUIRED (9' x 19')	QUAN.	RATIO	REQ'D
E.V.C.S. - RESIDENTS	9	0.10	1
E.V.C.S. - LEASING	0	TABLE 11B-228.3.2.1	0
TOTAL ELECTRIC VEHICLE STALLS REQUIRED (INCLUDED IN E.V.C.S. PARKING COUNT)			**1**

The accessible EV station will be located within the 1 car accessible garage



Building Plumbing Fixture Count

Unit Type	Number of Units	Lavatory Per unit	Lavatory Total	Toilet Per unit	Toilet Total	Tub/ Shower Per unit	Tub/ Shower Total	Kitchen Sink Per Unit	Kitchen Sink Total	Total Fixtures
Studio	8	1.0	8	1.0	8	1.0	8	1.0	8	32
1 BR	29	1.0	29	1.0	29	1.0	29	1.0	29	116
1 BR	3	2.0	6	2.0	6	1.0	3	1.0	3	18
1 BR	1	3.0	3	2.0	2	1.0	1	1.0	1	7
2 BR	7	2.0	14	2.0	14	2.0	14	1.0	7	49
2 BR	4	3.0	12	3.0	12	2.0	8	1.0	4	36
Total	52		**72**		**71**		**63**		**52**	**258**

UNIT SUMMARY

Unit	Unit SF	Qty.	SF TOT.*
S1	604	3	1,812
S2	600	3	1,800
S3	638	2	1,276
A2	746	14	10,444
A2-L	975	7	6,825
A3	752	2	1,504
A3-L	970	3	2,910
A4	800	2	1,600
A4-L	1015	1	1,015
A5	1039	3	3,117
TH-4	866	1	866
B1	1,030	2	2,060
B4	1,327	1	1,327
B4A	1,025	1	1,025
B4-L	1,257	1	1,257
B5	997	2	1,994
B6	941	1	941
TH-1	1,096	1	1,096
TH-2	1,274	1	1,274
TH-3	994	1	994
Avg.	**868**	**52**	**45,137**

* RESIDENTIAL UNIT NET AREA

PRIVATE OPEN SPACE

Unit	Balcony SF	Qty.	SF TOT.*
S1	0	3	0
S2	48	3	144
S3	57	2	114
A2	71	14	994
A2-L	71	7	497
A3	51	2	102
A3-L	51	3	153
A4	67	2	134
A4-L	67	1	67
A5	51	3	153
TH-4	56	1	56
B1	71	2	142
B4	51	1	51
B4A	51	1	51
B4-L	51	1	51
B5	61	2	122
B6	57	1	57
TH-1	53	1	53
TH-2	47	1	47
TH-3	45	1	45
Avg.	**58**	**52**	**3,033**

* RESIDENTIAL BALCONY AREA

Building Area (GSF)

Level 1	18,151	100%
Level 2 partial	2,505	
Level 2	18,583	
Level 3	16,431	
Level 4	14,515	79.9%
Loft Level	2,748	not a floor
GROSS AREA	**72,933**	

Level 4 is less than 80% of the first floor area per Specific plan
The loft level is not a fifth floor, but part of Level 4

Amenity Spaces

LEASING		543
CLUBHOUSE		794
FITNESS		817
WORK LOUNGE		660
TOTAL		**2,814**
AVERAGE PER UNIT	52	54

Open Space

AMENITY DECK 1		2,318
AMENITY DECK 2		1,914
TOTAL		**4,232**
AVERAGE PER UNIT	52	81
TOTAL COMON OPEN SPACE		**7046**
TOTAL OPEN SPACE AVE PER UNIT		**136**

F.A.R.

Level 1	6,733
Level 2 partial	2,371
Level 2	18,148
Level 3	15,908
Level 4	13,920
Loft Level	2,748
GROSS BLDG AREA	**59,828**
GROSS SITE AREA	**35,915**
F.A.R.	**1.67**

LOT COVERAGE

Level 1	18,151
GROSS SITE AREA	**35,915**
LOT COVERAGE	**0.51**

Surface Parking Area	**14,044**
Area of carports	**2,940**

THE COMSTOCK

4 Story Residential Tuck-under

LEVEL	STUDIO			1BR								2BR									TOTAL
	S1	S2	S3	A2	A2-L	A3	A3-L	A4	A4-L	A5	TH-4	B1	B4	B4A	B4-L	B5	B6	TH-1	TH-2	TH-3	
1				1																	1
2	1	1	1	7				1		3	1	1	1			1		1	1	1	21
3	1	1	1	6		2		1				1		1		1					15
4	1	1			7		3		1						1		1				15
	3	3	2	14	7	2	3	2	1	3	1	2	1	1	1	2	1	1	1	1	**52**
TOTAL	8			33								11									
	5.8%	5.8%	3.8%	26.9%	13.5%	3.8%	5.8%	3.8%	1.9%	5.8%	1.9%	3.8%	1.9%	1.9%	1.9%	3.8%	1.9%	1.9%	1.9%	1.9%	**100%**
	15%			63%								21%									

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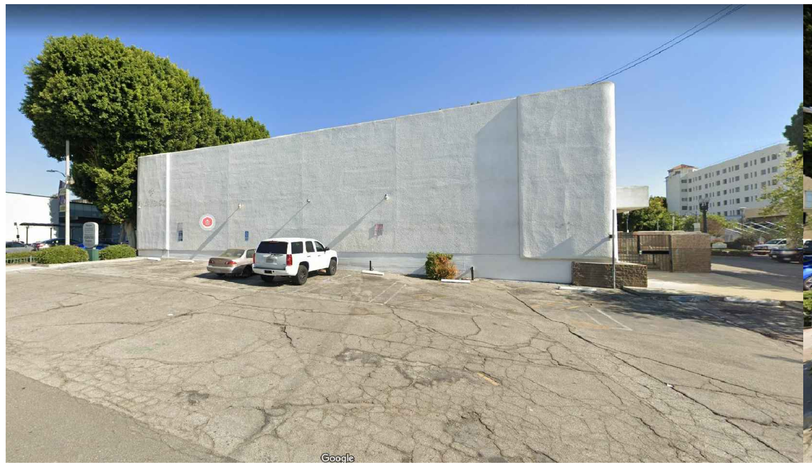
THE COMSTOCK

WHITTHIER, CA

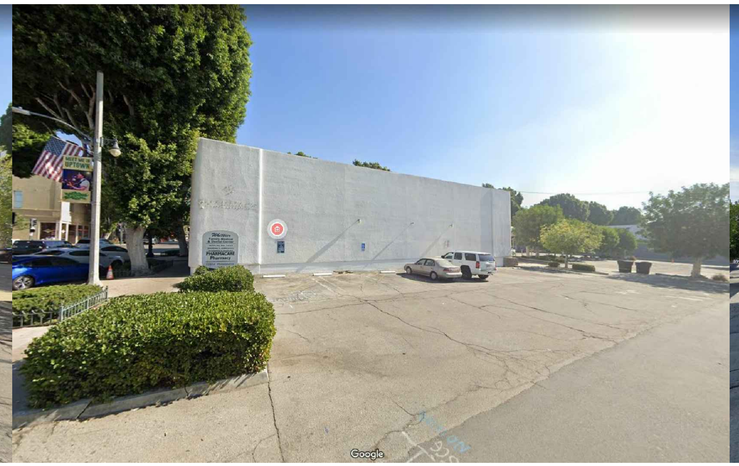
PROJECT INFORMATION

G1.1

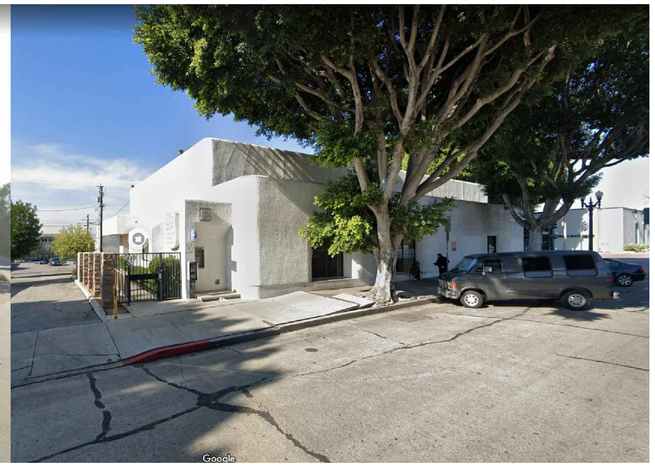
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1 VIEW FROM ALLEY WAY



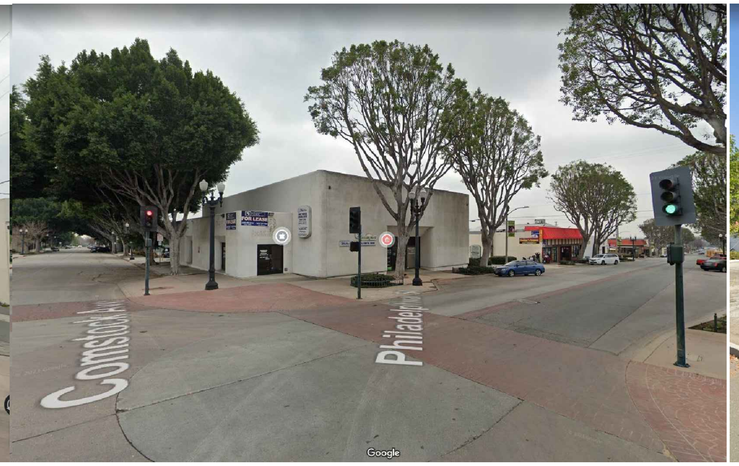
2 VIEW FROM ALLEY WAY



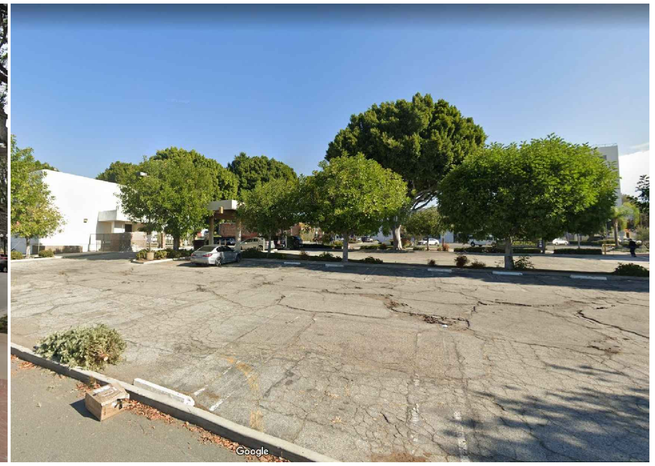
3 VIEW FROM COMSTOCK AVENUE



4 VIEW ALONG PHILADELPHIA STREET

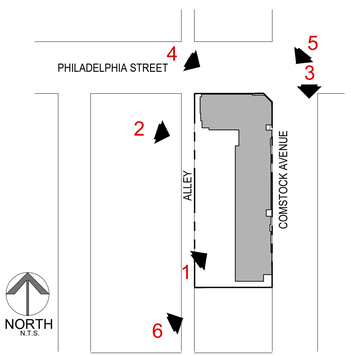


5 CORNER VIEW BETWEEN COMSTOCK AVENUE AND PHILADELPHIA STREET



6 VIEW FROM ALLEY WAY LOOKING TOWARDS COMSTOCK AVENUE

KEY MAP



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Landscape Architect

Client

MW INVESTMENT GROUP, LLC

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

EXISTING SITE CONDITION

G1.2

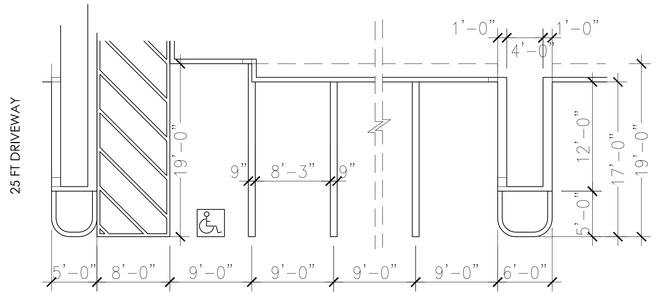
Project Number: 2021-121
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Date: 06-13-2022



LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING

PARKING DIAGRAM



NOTE

PROVIDE SECURITY CAMERAS TO MONITOR THE PARKING LOT

NORTH

1"=20'-0" 0 10' 20' 40' 60'

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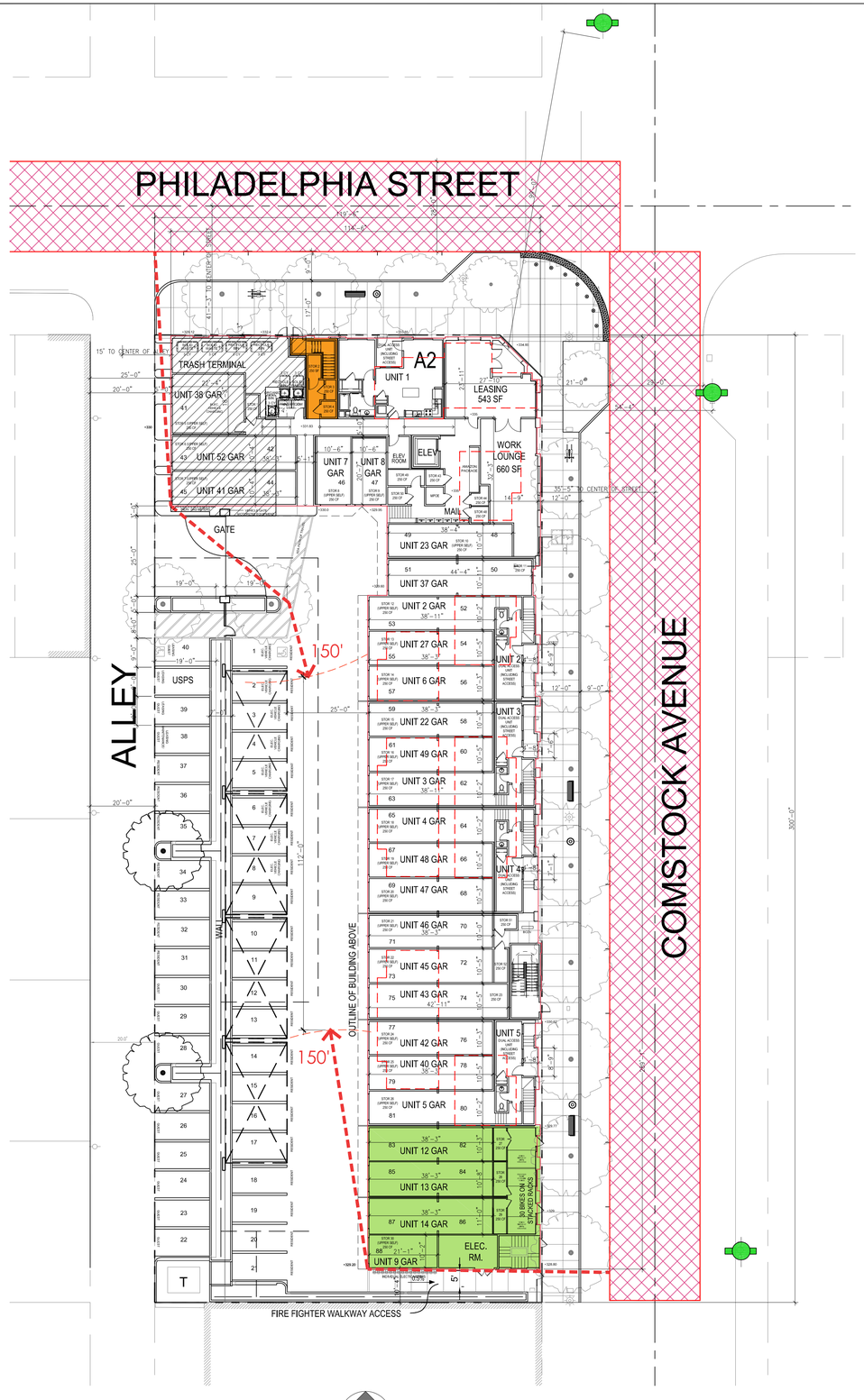
THE COMSTOCK

WHITTHIER, CA

SITE PLAN

A1.0

Project Number: 2021-121
Plan Check Number:
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LEGEND

- FIRE ACCESS LANE (28' WIDE)
- ROOF DECK (@ LEVEL 4)
- ROOF ACCESS STAIRWELL
- 3 STORY PORTION
- DWELLING UNIT LOFTS
- EXISTING STREET FIRE HYDRANT REFER TO CIVIL
- 150 FT. HOSE PULL
- BCDV

1.0 AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUESTED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

2.0 PROVIDE A FIRE ANNUNCIATOR PANEL AT THE INTERIOR OF THE MAIN LOBBY ENTRY.

3.0 ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2.5", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION C503 OR EQUAL.

4.0 APPROVED BUILDING ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THE BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5". FIRE CODE 505.1.

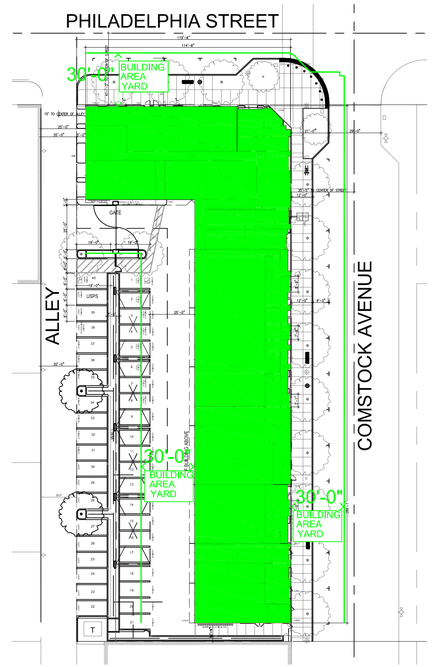
5.0 BUILDING AREA SUMMARY:

Level 1	6,733 SF
Level 2 partial	2,371 SF
Level	218,148 SF
Level	315,908 SF
Level	413,920 SF
Loft Level	2,748 SF
GROSS BLDG AREA	**59,828 SF**

6.0 ASSESSORS PARCEL NUMBER: 8139-024-027

7.0 TYPE OF CONSTRUCTION: 5A

8.0 OCCUPANCY CLASSIFICATION: R2



BUILDING AREA YARD DIAGRAM

FRONTAGE INCREASE: AMOUNT OF INCREASE

AMOUNT OF INCREASE PER 506.3.3 $I_F = [F/P - 0.25]W/30$ (EQUATION 5-5)

BUILDING IDENTIFICATION(S) AND/OR BUILDING AREAS	BUILDING PERIMETER THAT FRONTS A PUBLIC WAY OR OPEN SPACE 20 FEET OPEN MINIMUM WIDTH (IN FEET) ON HAVING	PERIMETER OF THE ENTIRE BUILDING (IN FEET)	WIDTH OF PUBLIC WAY OR SPACE (IN FEET) ACCORDANCE WITH SECTION 506.3.2 (20 - 30 IN FEET)	AREA INCREASE DUE TO FRONTAGE
	F	P	W	I_F
Building Area 1	698.1	891.6	30	0.533

BUILDING AREA CALCULATIONS AND BUILDING AREA MODIFICATIONS

MIXED-OCCUPANCY, MULTI-STORY BUILDING PER 506.2.4 $A_a = [A_t + (NS \times I_f)]$ (EQUATION 5-3)

BUILDING IDENTIFICATION(S) AND/OR BUILDING AREAS	OCCUPANCY CLASSIFICATION	TABULAR ALLOWED AREA FACTOR PER TABLE 506.2 (IN SQ. FT.)	TABULAR ALLOWED AREA FACTOR FOR NON-SPRINKLED BUILDINGS PER TABLE 506.2 (IN SQ. FT.)	AREA FACTOR INCREASE DUE TO FRONTAGE PER SECTION 506.3	TOTAL ALLOWABLE AREA (IN SQ. FT.)
		A_t	NS	I_f	A_a
Building Area 1	R-2	36000	12000	0.533	42396
	S-2	63000	21000	0.533	74192
	A-3	34500	11500	0.533	40629
	B	54000	18000	0.533	63594
	M	42000	14000	0.533	49462
	U	27000	9000	0.533	31797

SUM OF RATIOS CALCULATIONS

	LOCATION	DESIGN OPTION UTILIZED (PER "BUILDING AREA KEY" TABLE)	BUILDING AREAS	OCCUPANCY CLASSIFICATION R-2	S-2	A-3	B	M	U	TOTALS
				NOTE: RATIOS ARE IMPROPER FRACTIONS; THUS, WHEN CALCULATING, ALL VALUES WILL ROUND TO THE NEAREST THOUSANDTH (.000) OCCUPANCIES WITH UNLIMITED AREAS ARE NOT INCLUDED IN THE SUM OF RATIONS AND ARE SUBJECT TO SPECIAL PROVISIONS IN CBC 510. OCCUPANSIES WITH UNLIMITED AREA ARE TYPE IA PER CBC 510.2						
Building Area 1	STORY 1	SUM OF RATIOS SHALL NOT EXCEED (1) PER SECTION 508.4.2	ACTUAL AREA(S)	8247	0	0	1243	0	11148	0.565
			ALLOWABLE AREA(S)	42396	74192	40629	63594	49462	31797	
			RATIO SUBTOTAL(S)	0.195	0.000	0.000	0	0.000	0.351	
	STORY 2	SUM OF RATIOS SHALL NOT EXCEED (1) PER SECTION 508.4.2	ACTUAL AREA(S)	19012	0	0	0	0	0	0.448
			ALLOWABLE AREA(S)	42396	74192	40629	63594	49462	31797	
			RATIO SUBTOTAL(S)	0.448	0.000	0.000	0	0.000	0.000	
	STORY 3	SUM OF RATIOS SHALL NOT EXCEED (1) PER SECTION 508.4.2	ACTUAL AREA(S)	14824	0	817	817	0	0	0.383
			ALLOWABLE AREA(S)	42396	74192	40629	63594	49462	31797	
			RATIO SUBTOTAL(S)	0.350	0.000	0.020	0	0.000	0.000	
	STORY 4	SUM OF RATIOS SHALL NOT EXCEED (1) PER SECTION 508.4.2	ACTUAL AREA(S)	19528	0	0	0	0	0	0.461
			ALLOWABLE AREA(S)	42396	74192	40629	63594	49462	31797	
			RATIO SUBTOTAL(S)	0.461	0.000	0.000	0	0.000	0.000	
	NOT USED	SUM OF RATIOS SHALL NOT EXCEED (1) PER SECTION 508.4.2	ACTUAL AREA(S)	0	0	0	0	0	0	0.000
			ALLOWABLE AREA(S)	42396	74192	40629	63594	49462	31797	
			RATIO SUBTOTAL(S)	0.000	0.000	0.000	0	0.000	0.000	
									THE TOTAL BUILDING AREA RATIO SHALL NOT EXCEED 2, PER SECTION 506.2.4:	**1.856**

BUILDING AREA CALCULATION

NO FIREWALL REQUIRED IF FINAL RATIO IS LESS THAN 2

R-2	RESIDENTIAL
A-3	CLUB ROOM
B	FITNESS, LEASING,WORK LOUNGE
U	PARKING GARAGES
S-2 and M	NOT USED

PROJECT ADDRESS: 12826 PHILALDELPHIA ST., WHITTIER, CA, 92601

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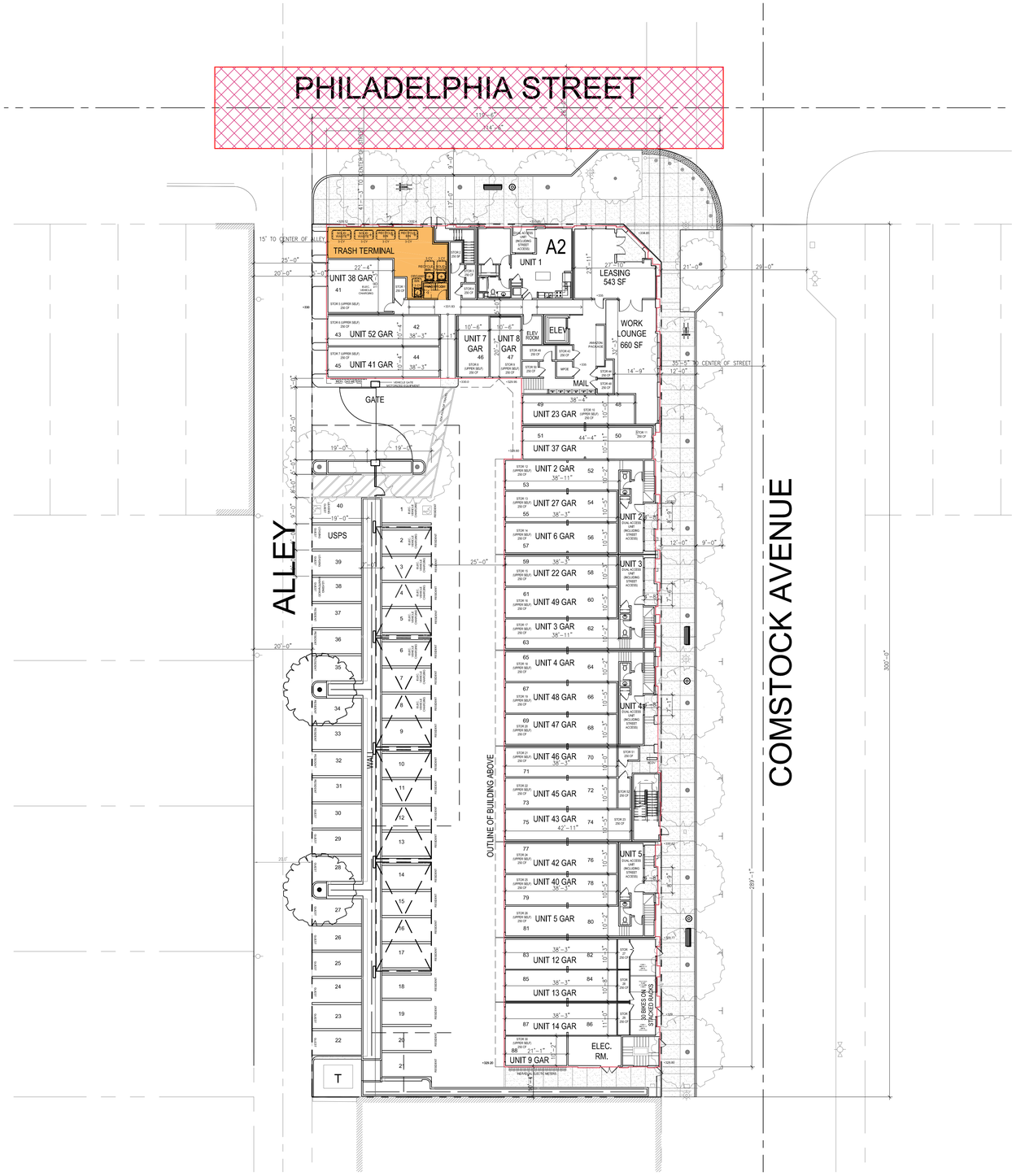
THE COMSTOCK

WHITTHIER, CA

CONCEPTUAL FIRE ACCESS PLAN

A1.1

Project Number: 2021-121
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LEGEND

TRASH TRUCK ACCESS LANE (28' WIDE)

TRASH TERMINAL

BUILDING - WASTE GENERATION

GARBAGE CALCULATIONS

No. UNITS	Gal/Week/Unit	Total Generation: Gallons	Conversion Factor gal/cubic yard	Total Generation: Cubic Yards	Bin Volume Compaction Ratio X:1	Total Cubic Yards: Compacted	Total Bins Required @ 3 CY each
52	16	832	202	4.1	5	0.8	1

RECYCLABLES CALCULATIONS

No. UNITS	Gal/Week/Unit	Total Generation: Gallons	Conversion Factor gal/cubic yard	Total Generation: Cubic Yards	Bin Volume Compaction Ratio X:1	Total Cubic Yards: Compacted	Total Bins Required @ 3 CY each
52	16	832	202	4.1	5	0.8	1

ORGANICS CALCULATIONS

No. UNITS	Gal/Week/Unit	Total Generation: Gallons	Conversion Factor gal/cubic yard	Total Generation: Cubic Yards	Total Cubic Yards: Uncompacted	Total Bins Required @ 3 CY each
52	4	208	202	1.0	1.0	1

NOTE:
1 TWICE A WEEK TRASH/ RECYCLE PICKUP AND ONCE A WEEK ORGANICS PICKUP.
2 TRASH/ RECYCLE/ ORGANICS WILL BE COLLECTED IN 3 CUBIT YARDS BINS.
3 THERE WILL BE ONE TRASH ROOM WITH THREE CHUTES ON EVERY BUILDING LEVEL.

NORTH

1"=20'-0" 0 10' 20' 40' 60'

Architecture. Design. Relationships.

Civil Enginner

Landscape Architect

Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

SOLID WASTE MANAGEMENT PLAN

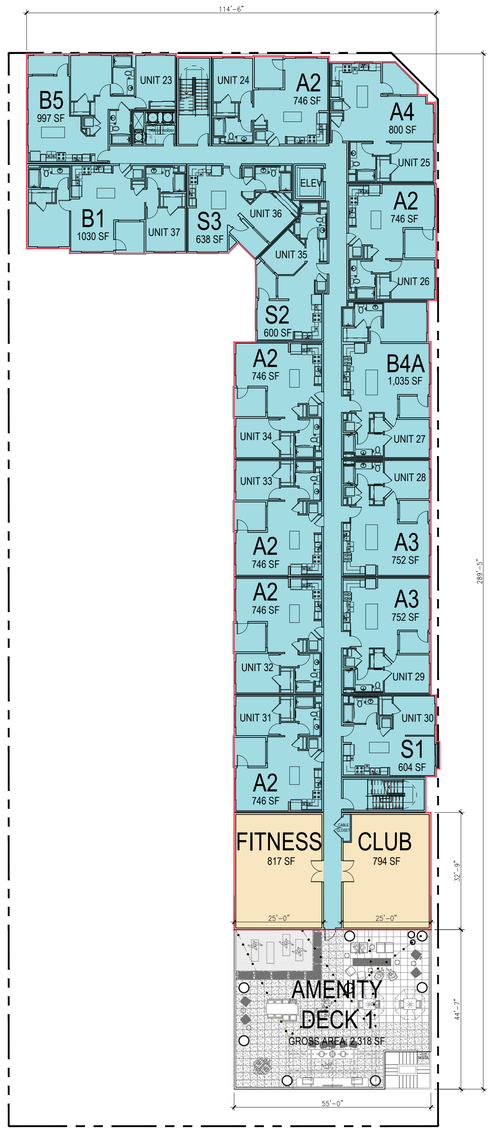
A1.2

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

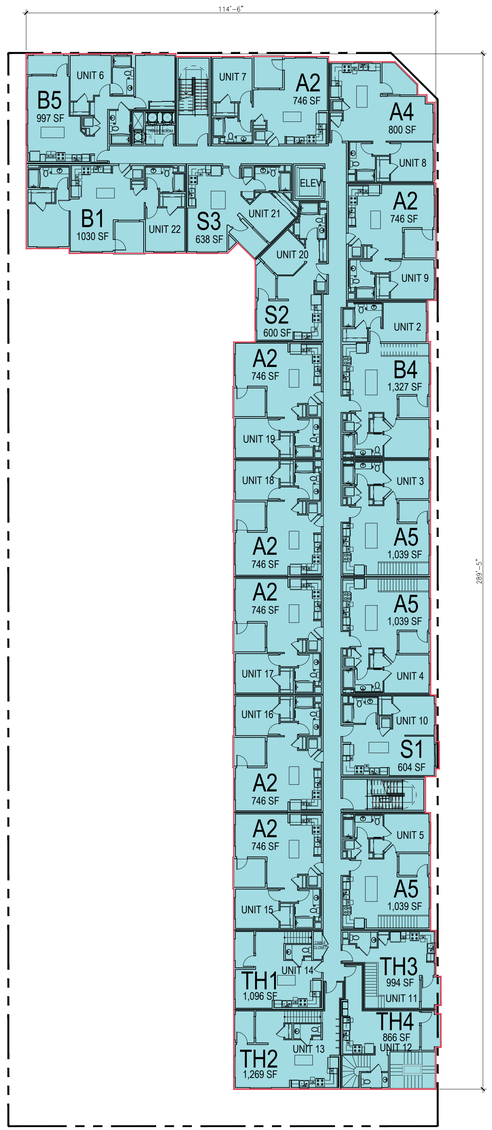
LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING

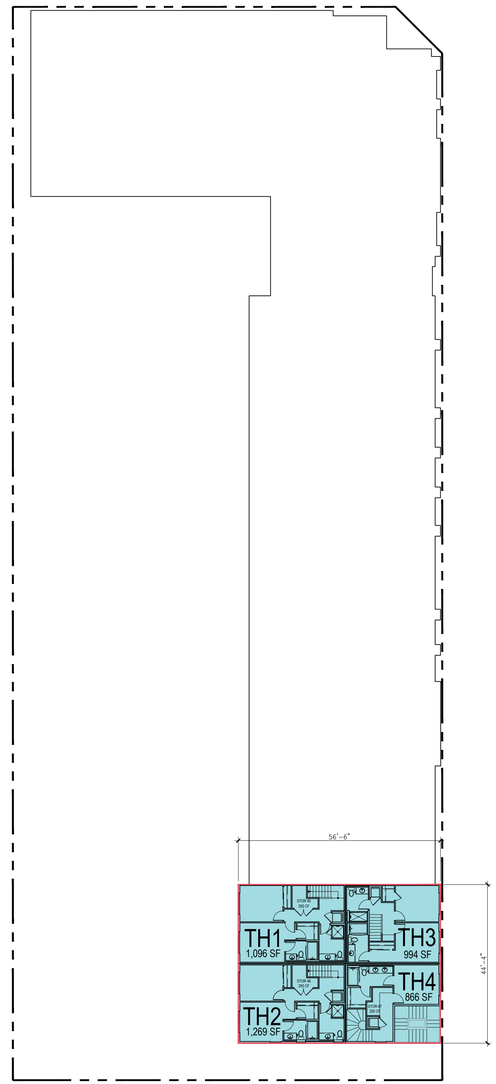
NOTE:
THERE ARE 52 STORAGE AREAS OF 250 C.F. EACH, ONE FOR EACH DWELLING.
THEY ARE REFERRED TO STOR. 1 - STOR. 52.
SOME ARE LOCATED IN THE GARAGE, INSIDE UNITS, CORRIDORS, OR LOFT AREA. THEIR DESIGNATIONS ARE LABELED ON SHEETS A1.0, A2.0 AND A2.1.



LEVEL 3



LEVEL 2



LEVEL 2 PARTIAL

NORTH

1"=20'-0" 0 10' 20' 40' 60'

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Design.
Relationships.

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Landscape Architect

Client

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

BUILDING PLANS

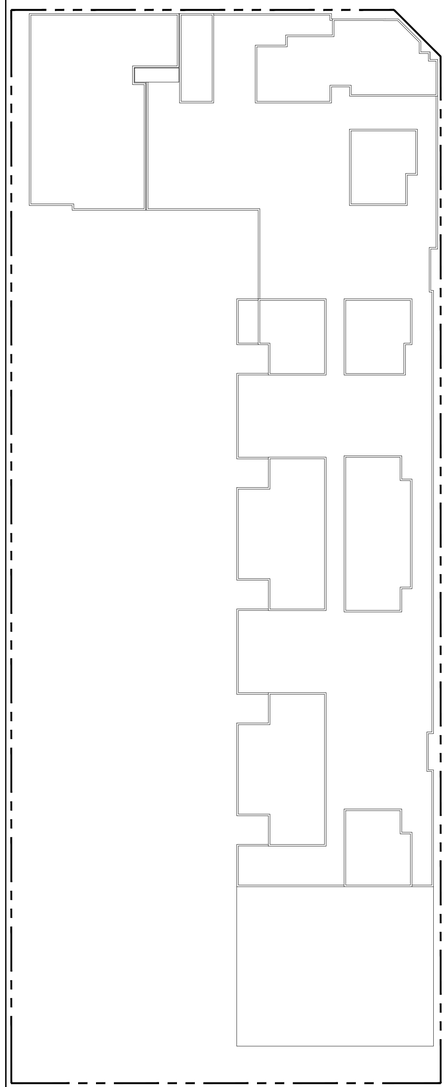
A2.0

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

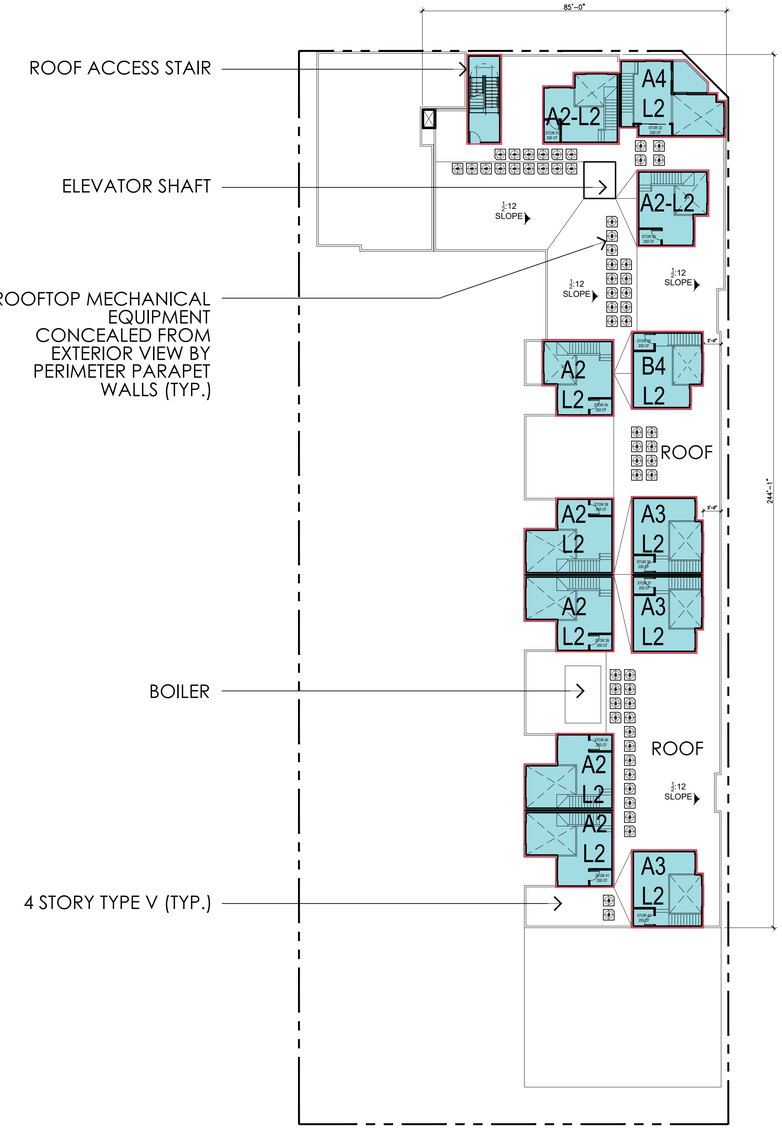
LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING

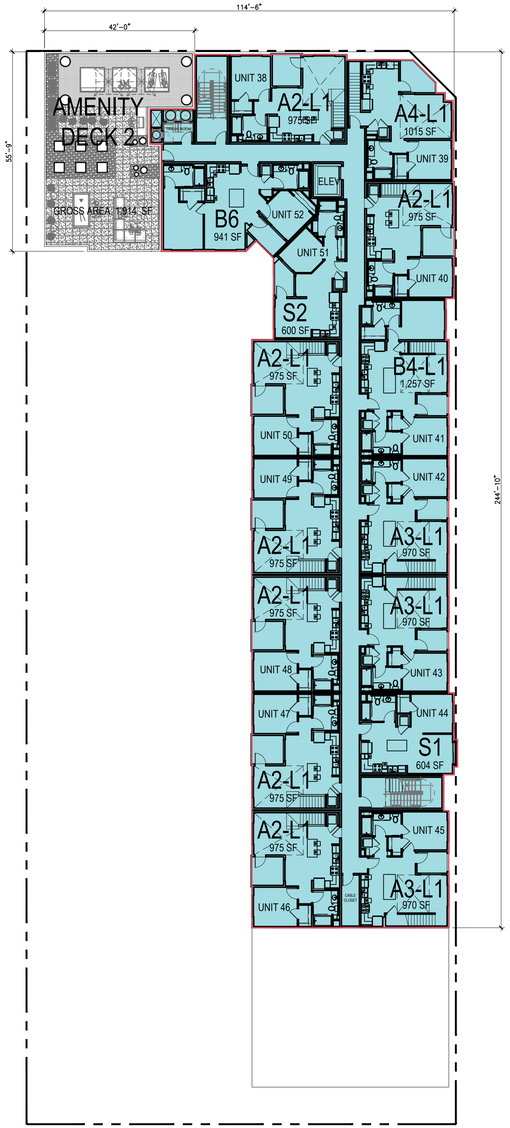
NOTE:
THERE ARE 52 STORAGE AREAS OF 250 C.F. EACH, ONE FOR EACH DWELLING.
THEY ARE REFERRED TO STOR. 1 - STOR. 52.
SOME ARE LOCATED IN THE GARAGE, INSIDE UNITS, CORRIDORS, OR LOFT AREA. THEIR DESIGNATIONS ARE LABELED ON SHEETS A1.0, A2.0 AND A2.1.



ROOF PLAN



LOFT LEVEL



LEVEL 4

NORTH

1"=20'-0" 0 10' 20' 40' 60'

Architecture. Design. Relationships.

Civil Enginner

Landscape Architect

Client

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

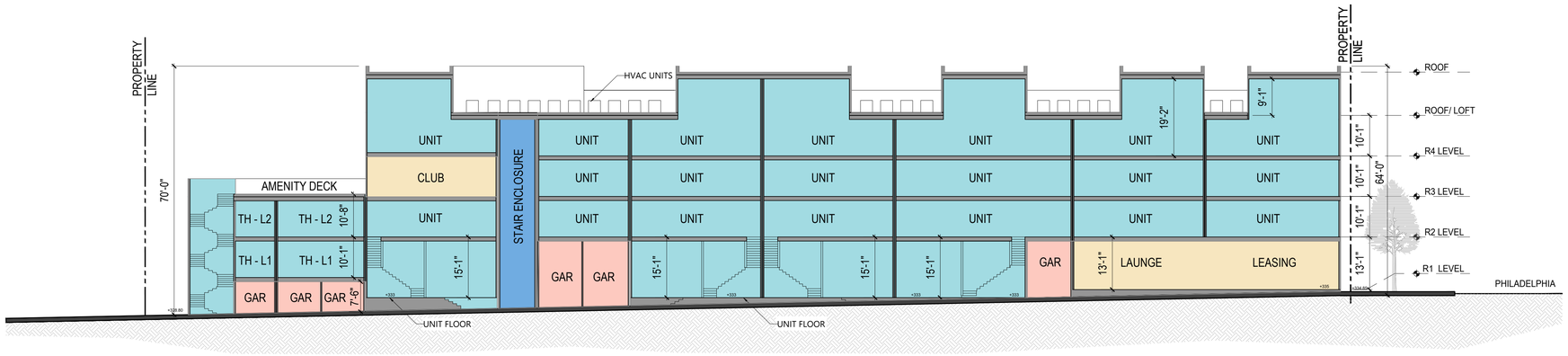
BUILDING PLANS

A2.1

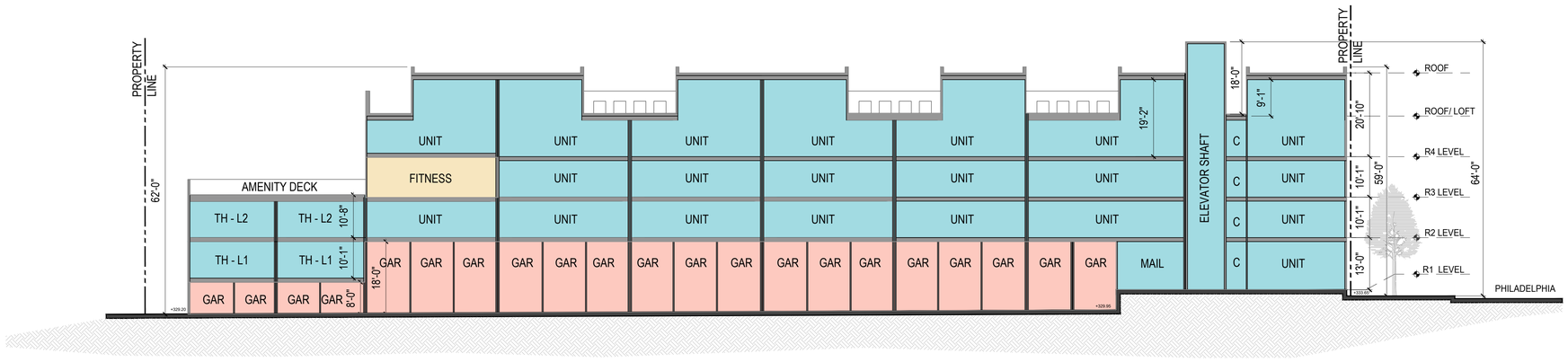
Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

LEGEND

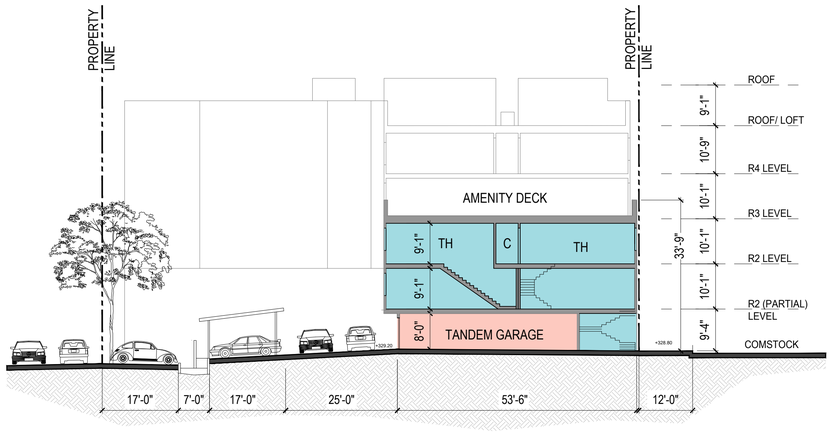
- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



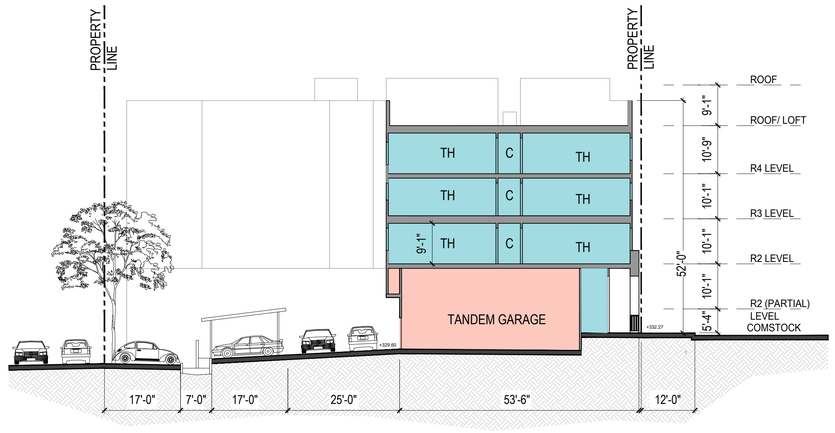
SECTION A



SECTION B

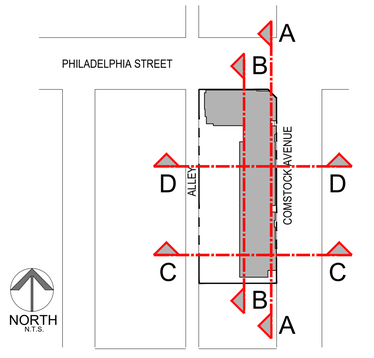


SECTION C



SECTION D

KEY MAP



1/16"=1'-0" 0 8' 16' 32' 48'

Architecture. Design. Relationships.

Civil Enginner

Landscape Architect

Client

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THE COMSTOCK

WHITTHIER, CA

BUILDING SECTIONS

A3.0

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022



SOUTH END AT COMSTOCK



COMSTOCK AVE FACADE



MAIN ENTRANCE AT
PHILADELPHIA - COMSTOCK CORNER



PARKING LOT ENTRANCE

Architecture.
Design.
Relationships.

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Landscape Architect

Client

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PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

PERSPECTIVES

A4.0

Project Number:	2021-121
Plan Check Number:	
Date:	06-13-2022

PHILADELPHIA - COMSTOCK CORNER



WEST SIDE PARKING AT THE ALLEY





Architecture.
Design.
Relationships.

Civil Enginner

Landscape Architect

Client

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LADERA RANCH, CA 92694

THE COMSTOCK

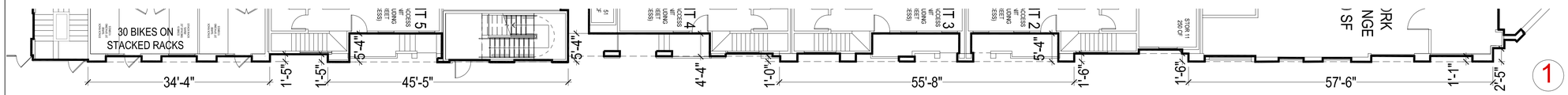
WHITTHIER, CA

PERSPECTIVES

A4.1

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

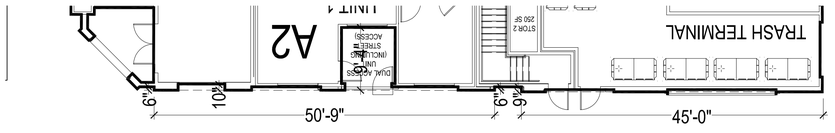




COMSTOCK AVENUE - GROUND LEVEL OFFSETTING PLANES

1 EAST ELEVATION COMSTOCK AVENUE





PHILADELPHIA STREET - GROUND LEVEL OFFSETTING PLANES

2 NORTH ELEVATION PHILADELPHIA STREET

3 TOWER SECTION

MATERIAL LEGEND

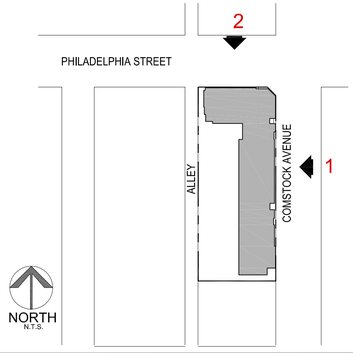
1. Stucco 20/30
2. Thin Brick Veneer
3. Exterior Vertical Siding Panel
4. Metal Railing
5. Canvas Awning
6. Canopy
7. Vinyl Windows
8. Metal Doors w/ Clear Glass
9. Aluminum Storefront System
10. Metal Downspout (Paint to match)
11. Metal doors

SECTION @ WALL MURAL

INDICATES OFFSETTING PLANES ON UPPER LEVELS

3/32"=1'-0" 0 8' 16' 32'

KEY MAP



Architecture. Design. Relationships.

Civil Enginner

Landscape Architect

Client

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

CONCEPTUAL ELEVATION

A5.0

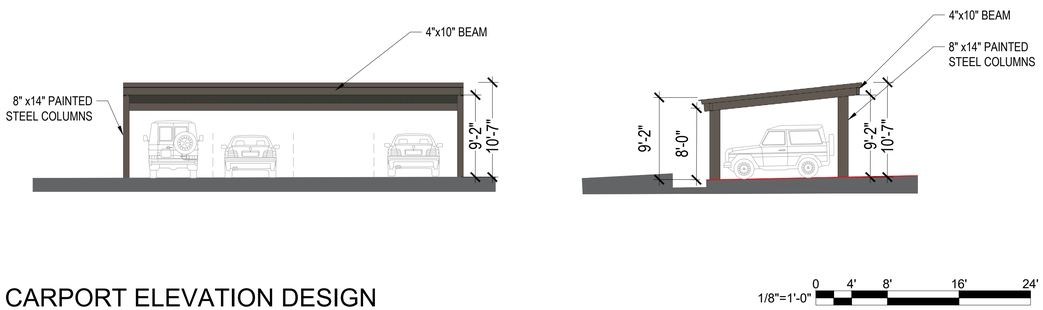
Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022



3 WEST ELEVATION



4 SOUTH ELEVATION



5 CARPORT ELEVATION DESIGN

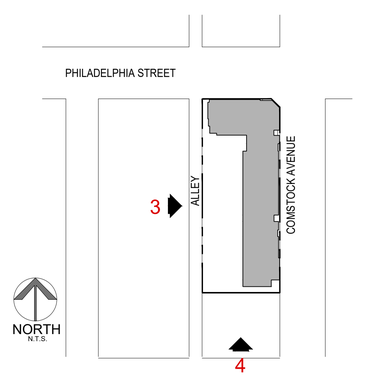
1/8"=1'-0" 0 4' 8' 16' 24'

3/32"=1'-0" 0 8' 16' 32'

MATERIAL LEGEND

1. Stucco 20/30
2. Thin Brick Veneer
3. Exterior Vertical Siding Panel
4. Metal Railing
5. Canvas Awning
6. Canopy
7. Vinyl Windows
8. Metal Doors w/ Clear Glass
9. Aluminum Storefront System
10. Metal Downspout (Paint to match)
11. Metal doors

KEY MAP



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THE COMSTOCK

WHITTHIER, CA

CONCEPTUAL ELEVATION

A5.1

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022



FRONT ELEVATION

PAINT SWATCHES

Ⓐ SW7627 WHITE HERON

Ⓑ SW 7046 ANONYMOUS

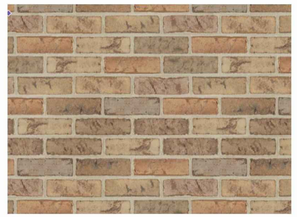
Ⓒ SW 7020 BLACK FOX

Ⓓ SW 9614 CARRIAGE STONE

Ⓔ SW 7067 CITYSCAPE



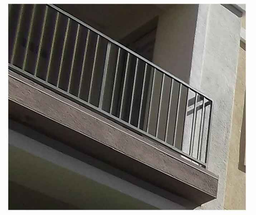
① **STUCCO**
OMEGA - 20/30 Sand



② **THIN BRICK VENEER**
THOMPSON BUILDING
Beldon - Jumbo Alamo Blend



③ **PAINTED WOOD TEXTURED VERTICAL SIDING**
James Hardie - ColorPlus, match paint D



④ **METAL RAILING**
Shop made for project, painted steel



⑤ **FABRIC AWNING**
TRIVANTAGE, SUNBRELLA
Firesist - Sunburst, Yelllow 82013-0



⑥ **METAL CANOPY**
Shop made for project, painted steel



⑦ **VINYL WINDOWS**
WIN-DOR - 1550 Series comes w



⑧ **BALCONY DOORS**
KAWNEER or similar



⑨ **ALUMINUM STOREFRONT SYSTEM**
ARCADIA - AC-2,
Sherwin Williams Coil Coating:
Lightning MIst
or equal.



⑩ **GARAGE DOORS**
AMARR - Lincoln, flush panel
Ⓔ w/ clear LP (Glass panels)
COLOR TO MATCH PAINT E



⑪ **METAL DOOR**
Ⓔ TRU-Door
service doors, fire-rated



⑫ **ACCENT TILE**
SPEC CEREAMIC -
Kerlife Exedra, Amadeus

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LADERA RANCH, CA 92694

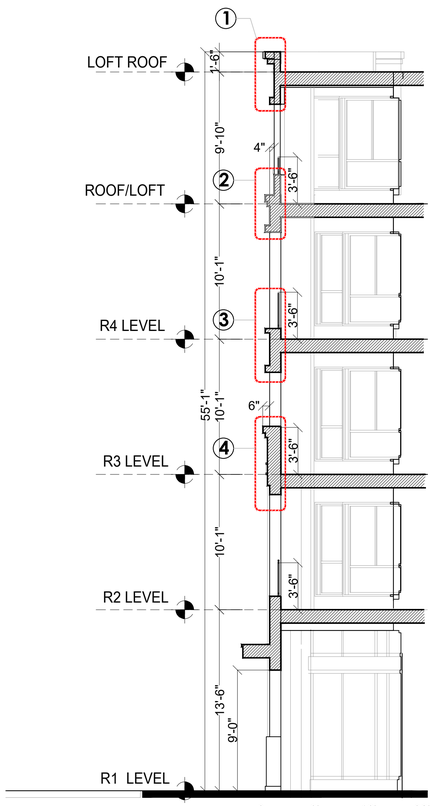
THE COMSTOCK
WHITTHIER, CA

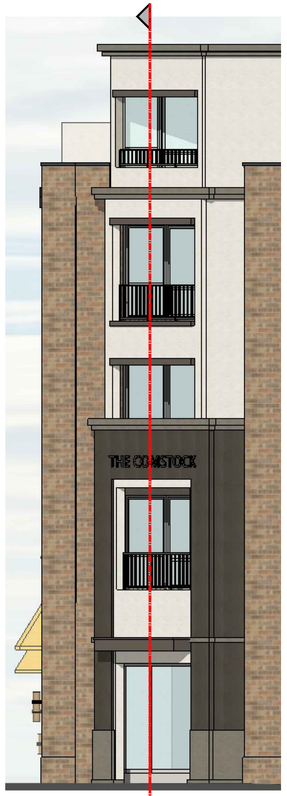
MATERIAL BOARD

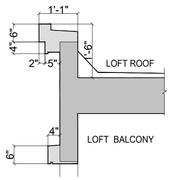
A6.0

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

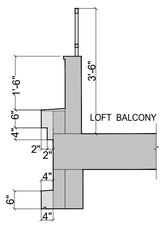
SECTION Ⓐ AT ENTRY CORNER TOWER



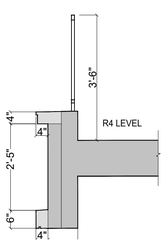




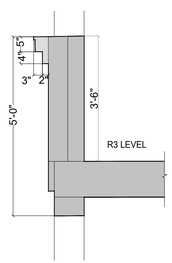
① CORNICE AT THE TOP



② CORNICE AND BALCONY RAILING ON HALF WALL

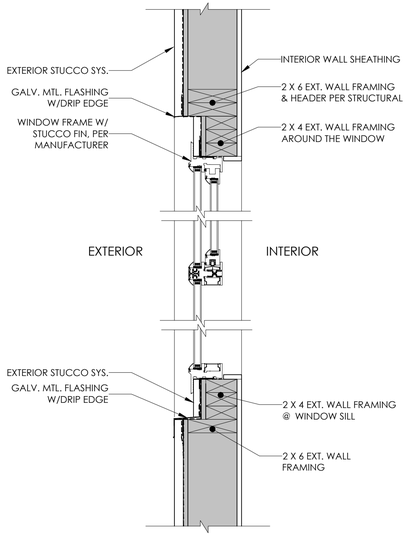


③ BALCONY RAILING ON HALF WALL

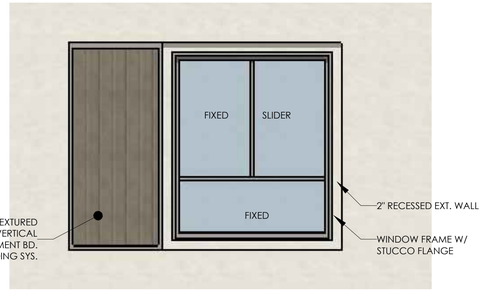


④ BALCONY WITH HALF WITH CORNICE

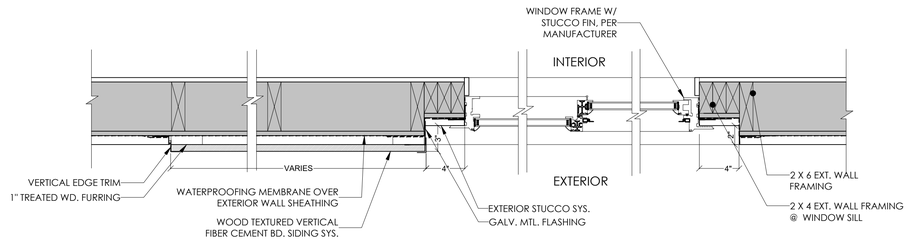
0 1' 2' 4' 6'
1/2"=1'-0"



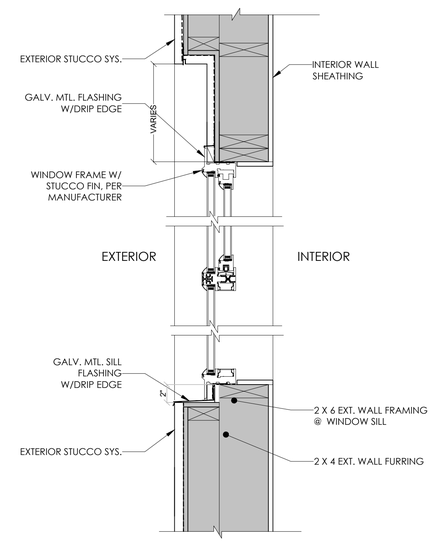
WINDOW DETAIL
- VERTICAL SECTION



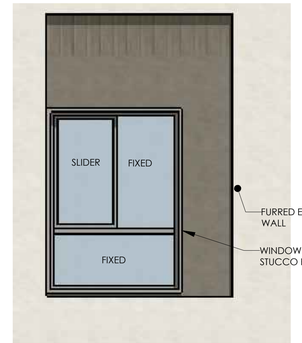
RECESSED WINDOW ELEVATION
W/ SIDE ACCENT PANEL



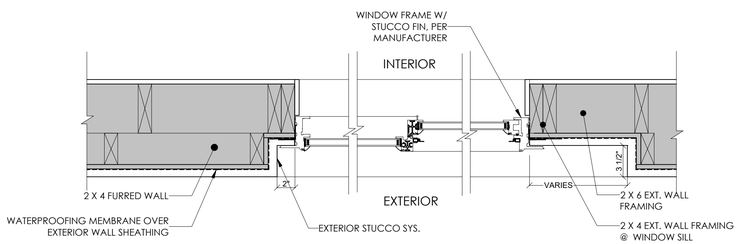
WINDOW DETAIL - PLAN



WINDOW DETAIL
- VERTICAL SECTION



WINDOW ELEVATION W/ FERRED
WALL AROUND



WINDOW DETAIL - PLAN

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LADERA RANCH, CA 92694

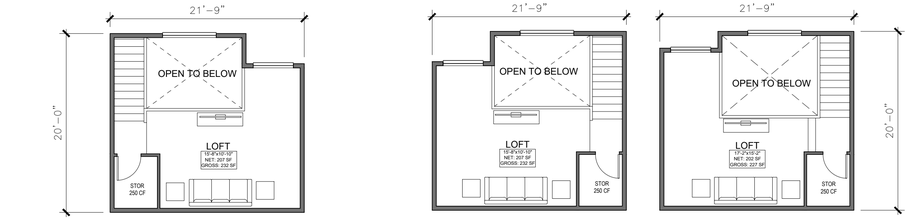
THE COMSTOCK

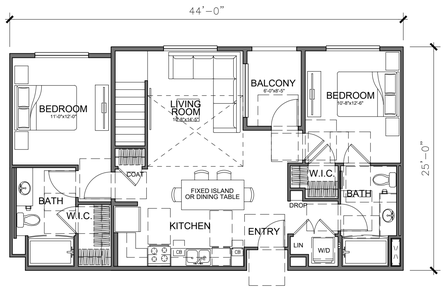
WHITTHIER, CA

WINDOW EXHIBIT

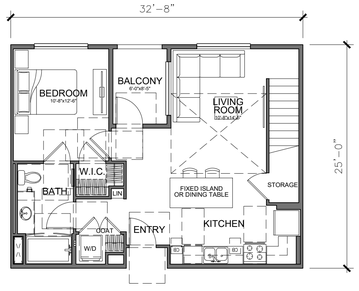
A6.1

Project Number: 2021-121
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Date: 06-13-2022

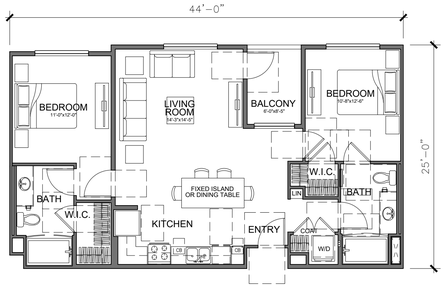




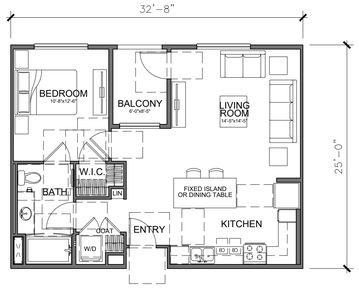
UNIT B4L: 2 BDRM/ 2 BATH/ LOFT
LOWER LEVEL AREA: 1025 SQ. FT.
LOFT AREA: 232 SQ. FT.
TOTAL LIVABLE AREA: 1,257 SQ. FT.
BALCONY AREA: 51 SQ. FT.



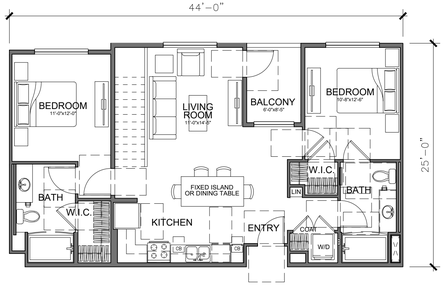
UNIT A3L: 1 BDRM/ 1 BA/ LOFT
LIVABLE AREA: 979 SQ. FT.
BALCONY AREA: 51 SQ. FT.



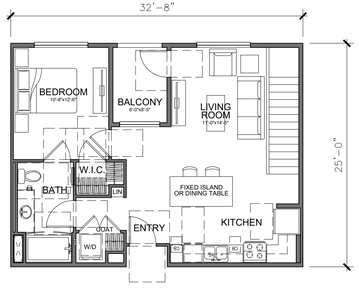
UNIT B4A: 2 BDRM / 2 BA
LIVABLE AREA: 1025 SQ. FT.
BALCONY AREA: 51 SQ. FT.



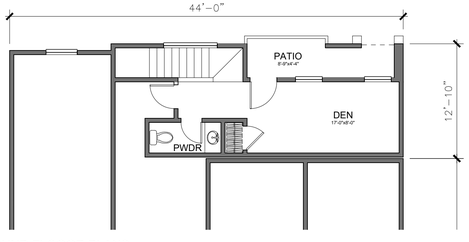
UNIT A3: 1 BDRM / 1 BA
LIVABLE AREA: 752 SQ. FT.
BALCONY AREA: 51 SQ. FT.

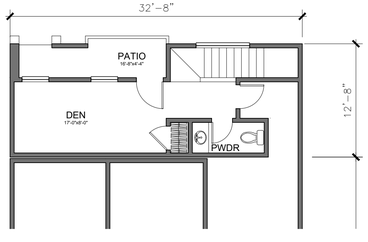


UNIT B4: 2 BDRM / 2.5 BA/ DEN
LEVEL 1 AREA: 302 SQ. FT.
LEVEL 2 AREA: 1025 SQ. FT.
TOTAL LIVABLE AREA: 1,327 SQ. FT.
BALCONY AREA: 51 SQ. FT.

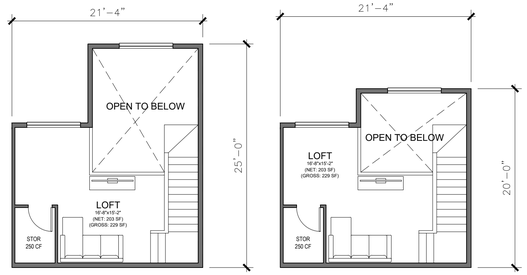


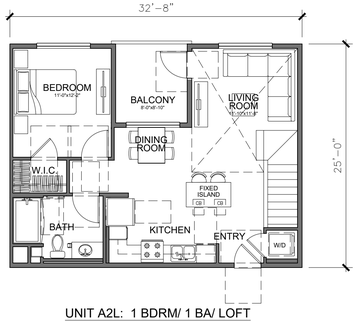
UNIT A5: 1 BDRM / 1.5 BA/ DEN
LEVEL 1 AREA: 287 SQ. FT.
LEVEL 2 AREA: 752 SQ. FT.
TOTAL LIVABLE AREA: 1,039 SQ. FT.
BALCONY AREA: 51 SQ. FT.



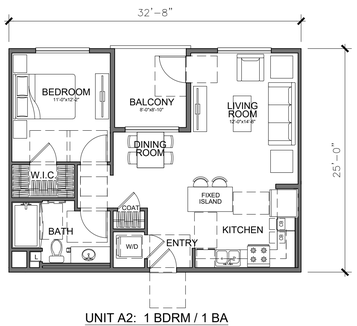


GROUND FLOOR PLANS

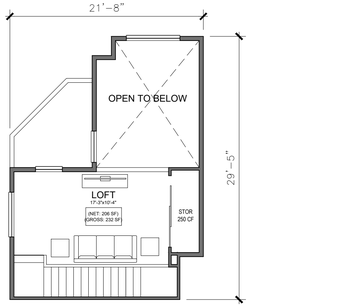


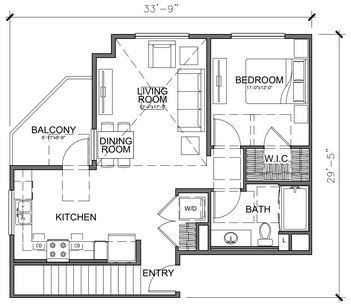


UNIT A2L: 1 BDRM/ 1 BA/ LOFT
LIVABLE AREA: 975 SQ. FT.
BALCONY AREA: 71 SQ. FT.

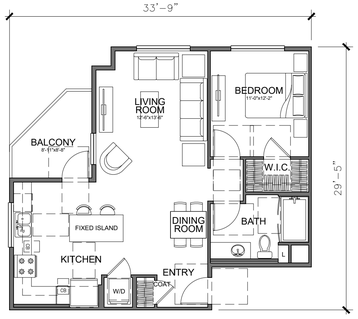


UNIT A2: 1 BDRM / 1 BA
LIVABLE AREA: 746 SQ. FT.
BALCONY AREA: 71 SQ. FT.





UNIT A4L: 1 BDRM/ 1 BATH/ LOFT
LOWER LEVEL AREA: 783 SQ. FT.
LOFT LEVEL AREA: 232 SQ. FT.
TOTAL AREA: 1015 SQ. FT.
BALCONY AREA: 67 SQ. FT.



UNIT A4: 1 BDRM / 1 BATH
LIVABLE AREA: 800 SQ. FT.
BALCONY AREA: 67 SQ. FT.

1/8"=1'-0" 0 4' 8' 16' 24'

Architecture. Design. Relationships.

Civil Enginner

Landscape Architect

Client

MW INVESTMENT GROUP, LLC

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LADERA RANCH, CA 92694

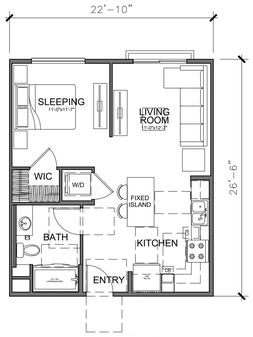
THE COMSTOCK

WHITTHIER, CA

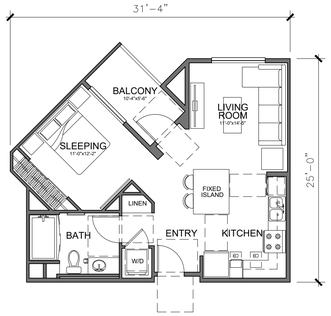
UNIT PLANS

A7.1

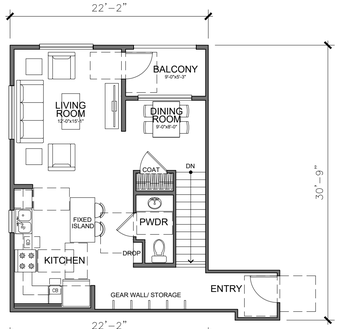
Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022

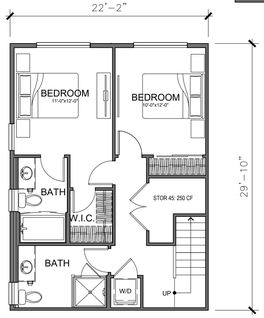


UNIT S1: STUDIO
LIVABLE AREA: 604 SQ. FT.
JULIETTE BALCONY



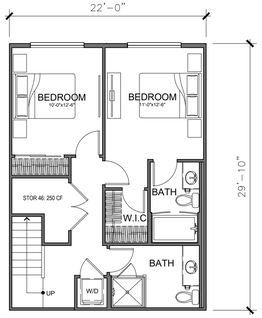
UNIT S3: STUDIO
LIVABLE AREA: 638 SQ. FT.
BALCONY AREA: 57 SQ. FT.



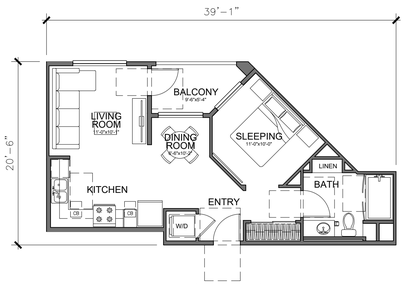


UNIT TH2: 2 BDRM / 2.5 BA
LOWER LEVEL AREA: 661 SQ. FT.
UPPER LEVEL AREA: 613 SQ. FT.
TOTAL LIVABLE AREA: 1274 SQ. FT.
BALCONY AREA: 47 SQ. FT.

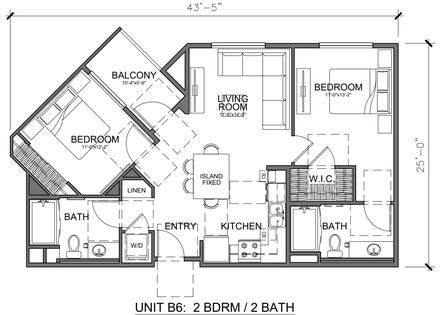




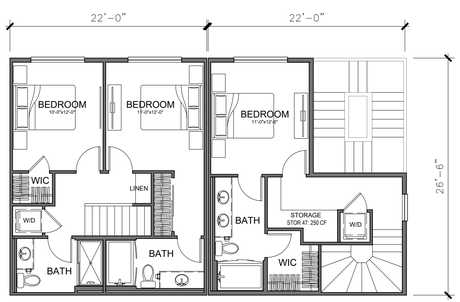
UNIT TH1: 2 BDRM / 2.5 BA
LOWER LEVEL AREA: 656 SQ. FT.
UPPER LEVEL AREA: 440 SQ. FT.
TOTAL LIVABLE AREA: 1096 SQ. FT.
BALCONY AREA: 53 SQ. FT.

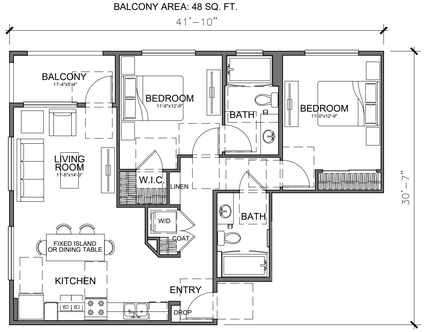


UNIT S2: STUDIO
LIVABLE AREA: 600 SQ. FT.
BALCONY AREA: 48 SQ. FT.

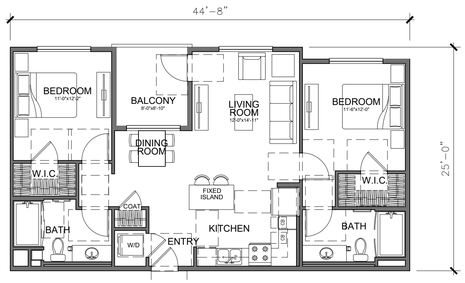


UNIT B6: 2 BDRM / 2 BATH
LIVABLE AREA: 941 SQ. FT.
BALCONY AREA: 57 SQ. FT.

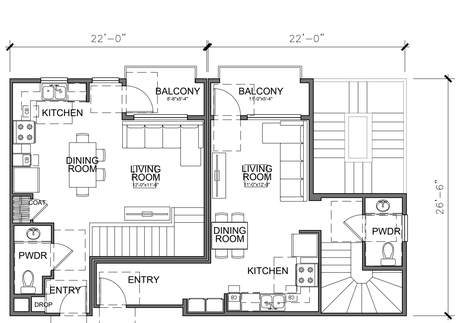




UNIT B5: 2 BDRM / 2 BATH
LIVABLE AREA: 997 SQ. FT.
BALCONY AREA: 61 SQ. FT.



UNIT B1: 2 BDRM / 2 BA
LIVABLE AREA: 1030 SQ. FT.
BALCONY AREA: 71 SQ. FT.



UNIT TH3: 2 BDRM / 2.5 BA
LOWER LEVEL AREA: 583 SQ. FT.
UPPER LEVEL AREA: 411 SQ. FT.
TOTAL LIVABLE AREA: 994 SQ. FT.
BALCONY AREA: 45 SQ. FT.

UNIT TH4: 1 BDRM / 1.5 BA
LOWER LEVEL AREA: 454 SQ. FT.
UPPER LEVEL AREA: 412 SQ. FT.
TOTAL LIVABLE AREA: 866 SQ. FT.
BALCONY AREA: 56 SQ. FT.

1/8"=1'-0" 0 4' 8' 16' 24'

Architecture.
Design.
Relationships.

Civil Enginner

Landscape Architect

Client

MW INVESTMENT GROUP, LLC

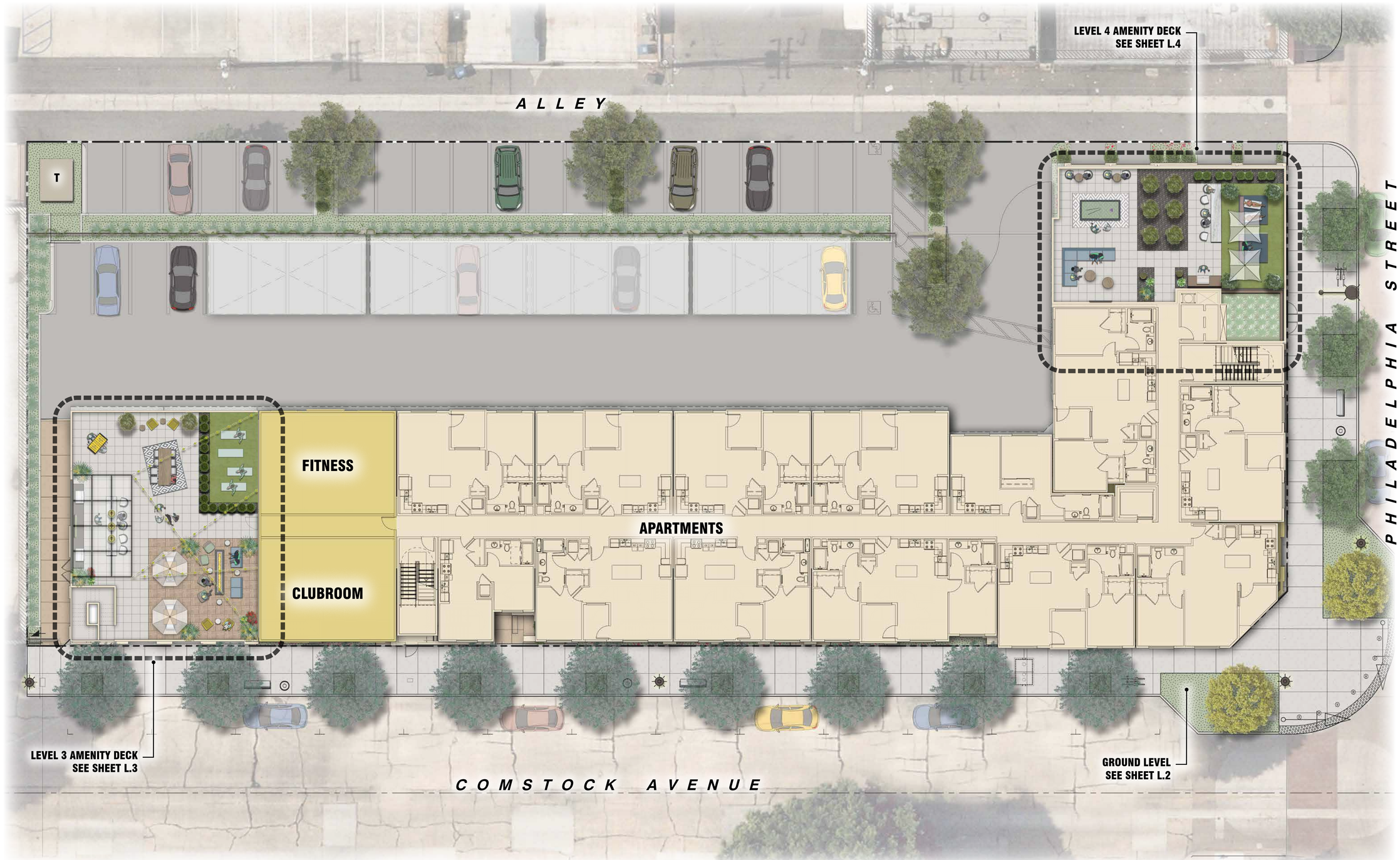
27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK
WHITTHIER, CA

UNIT PLANS

A7.0

Project Number: 2021-121
Plan Check Number:
Date: 06-13-2022



0' 8' 16' 24' 48'

SCALE: 3/32" = 1'-0"

Architecture.
Design.
Relationships.

Civil Enginner

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Landscape Architect

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Client

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THE COMSTOCK

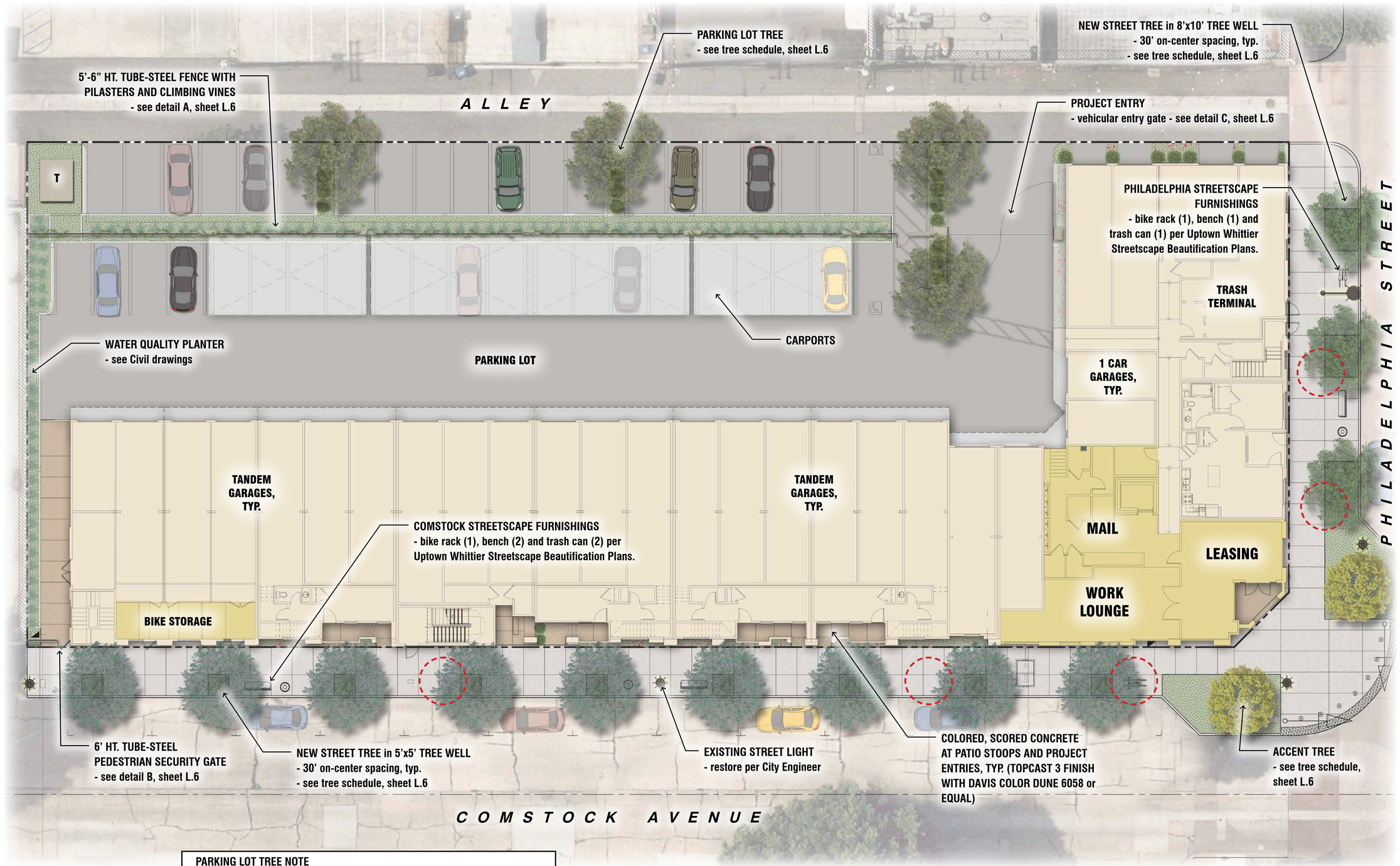
WHITTHIER, CA

COMPOSITE LANDSCAPE PLAN

L.1

Project Number: 2021-121
Plan Check Number:

Revision Date: June 21, 2022



PARKING LOT TREE NOTE

PER UWSP SECTION 4.9.2: (1) ONE 36" BOX TREE IN 6' WIDE PLANTER PER EVERY 4 SURFACE PARKING SPACES REQUIRED

25 UNCOVERED SURFACE PARKING SPACES
25 PARKING SPACES / 4 = 7 TREES REQUIRED
4 TREES PROVIDED
= 3 TREES LESS OF REQUIRED

AN ADDITIONAL (6) SIX 36" BOX TREES ADDED TO ROOFTOP TO MITIGATE DEFICIENCY AT GROUND LEVEL

NOTE:
STREETSCAPE IMPROVEMENTS to COMPLY with UPTOWN WHITTIER STREETSCAPE BEAUTIFICATION PLAN

NOTE:
PROVIDE SECURITY CAMERAS TO MONITOR THE PARKING LOT

EXISTING STREET TREE TO BE REMOVED
- SEE CIVIL PLANS and SHEET L.6 FOR MORE INFOMRATION

0' 8' 16' 24' 48'
SCALE: 3/32" = 1'-0"'

Architecture.
Design.
Relationships.

Civil Enginner
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THE COMSTOCK
WHITTHIER, CA

GROUND LEVEL LANDSCAPE PLAN

L.2

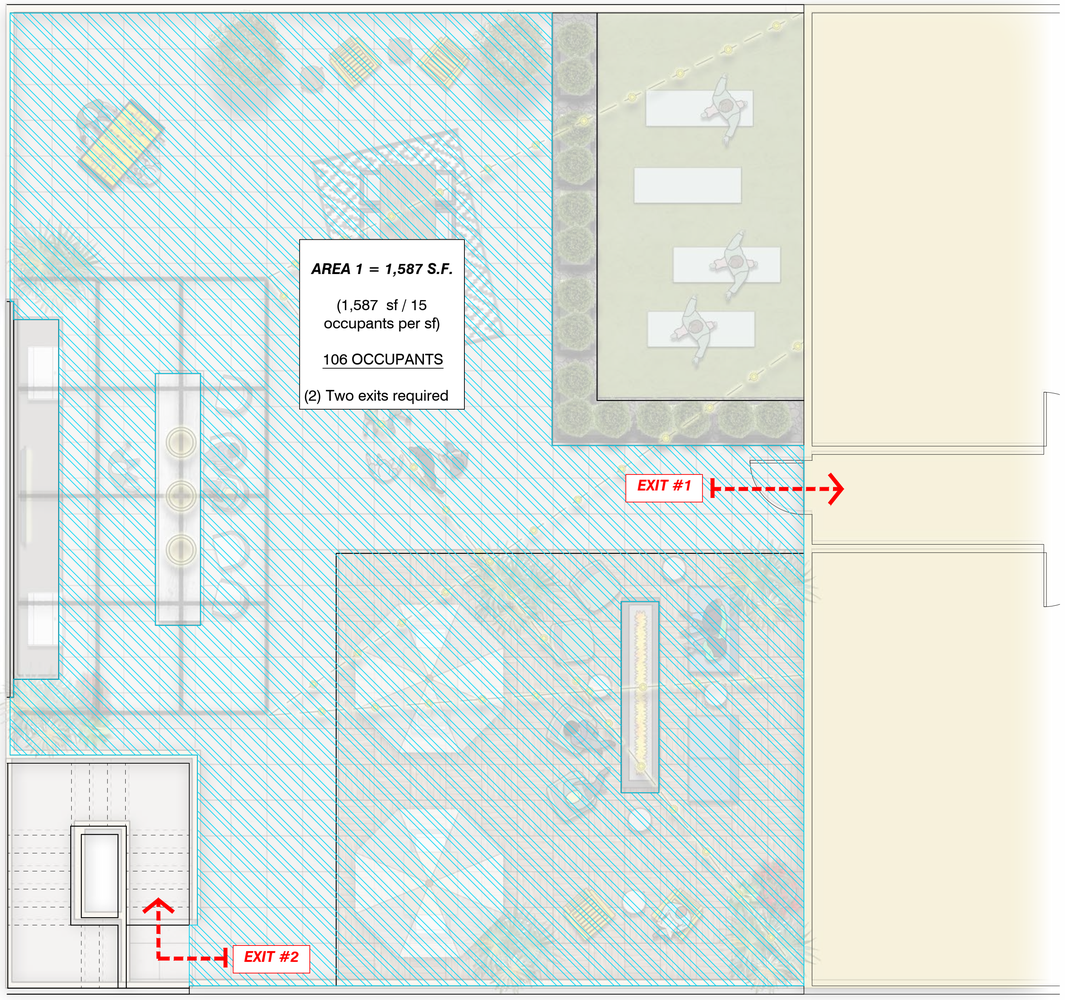
Project Number: 2021-121
Plan Check Number:
Revision Date: June 21, 2022

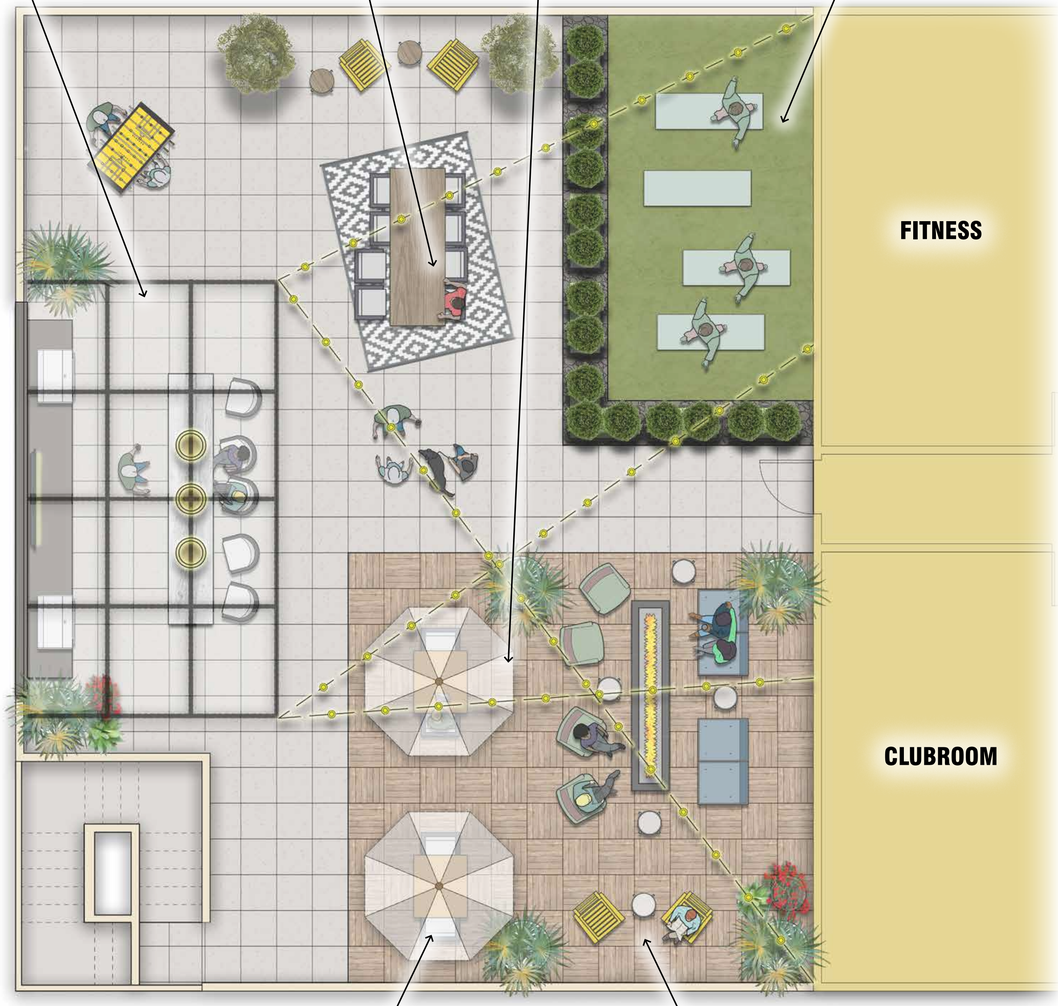
SHADE PAVILION
- shade structure
- sit-up bar with pendant lights
- TV
- barbecues

GROUP DINING
- dining table
- lounge seating
- festival lights overhead

CLUB TERRACE
- firepit
- lounge seating
- festival lights overhead

YOGA DECK
- synthetic turf lawn
- pottery in cobble bed with privacy hedge



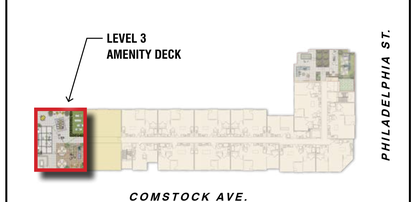


DINING TABLES WITH SHADE UMBRELLAS

LOUNGE CHAIRS WITH STREET VIEWS

OCCUPANCY EXHIBIT

KEYMAP



0' 4' 8' 16'

SCALE: 1/4" = 1'-0"

Architecture.
Design.
Relationships.

Civil Enginner

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Landscape Architect

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THE COMSTOCK

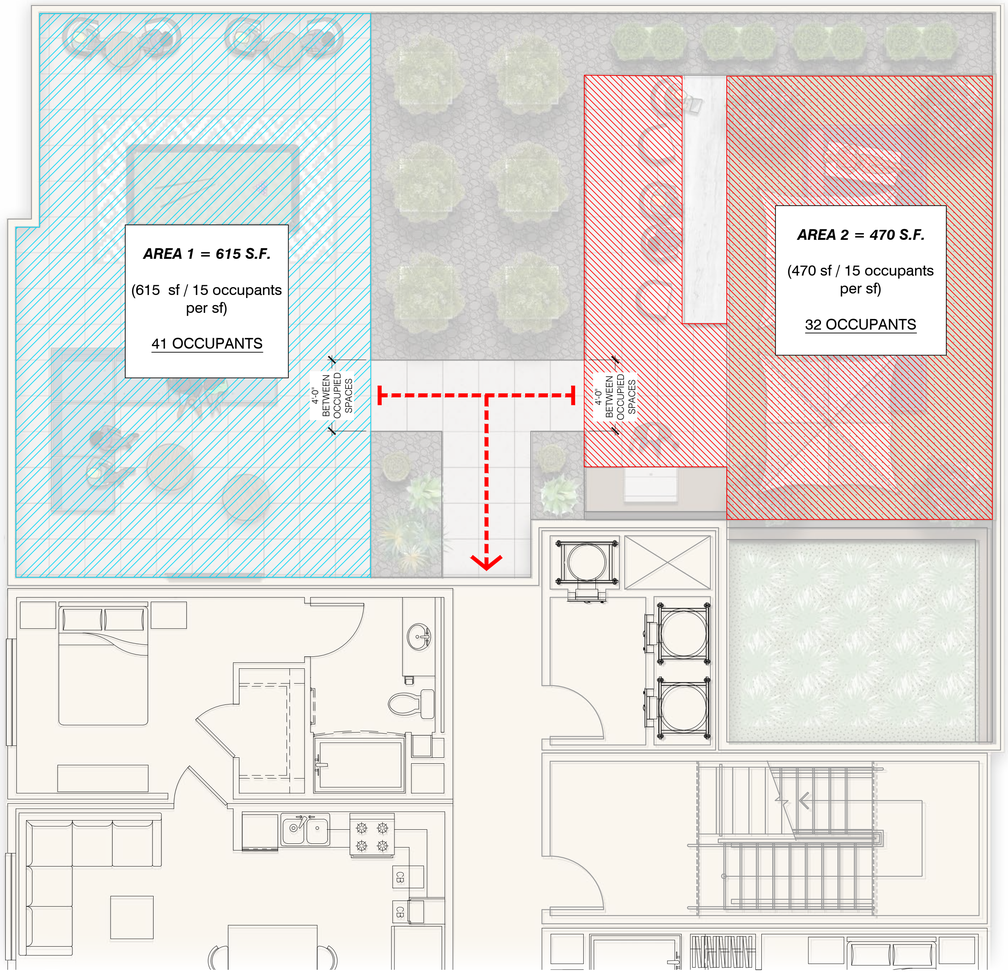
WHITTHIER, CA

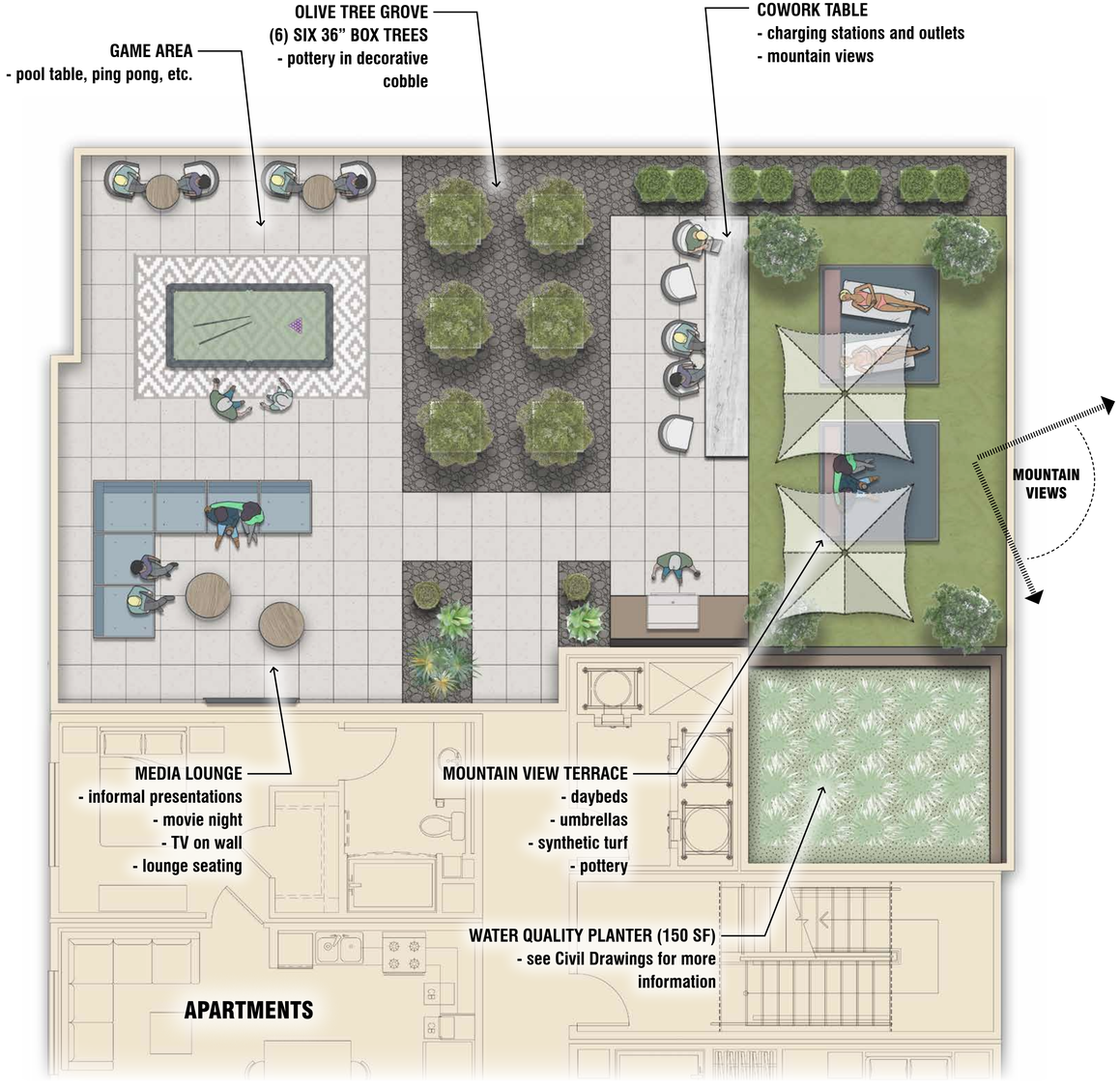
LEVEL 3
AMENITY DECK

L.3

Project Number: 2021-121
Plan Check Number:

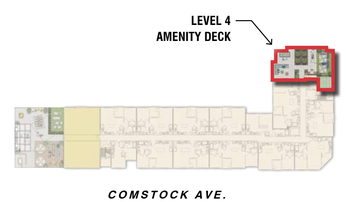
Revision Date: June 13, 2022





OCCUPANCY EXHIBIT

KEYMAP



0' 4' 8' 16'

SCALE: 1/4" = 1'-0"

Architecture.
Design.
Relationships.

Civil Enginner

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CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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Landscape Architect

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Client

MW INVESTMENT GROUP, LLC

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

LEVEL 4
AMENITY DECK

L.4

Project Number: 2021-121
Plan Check Number:
Revision Date: June 13, 2022



MAWA / ETWU CALCULATIONS

Site Information

Site Name → *The Comstock - Whittier, CA*
Site Type → Residential **Allowed ETAF:** 0.55
Annual Eto (inches/yr) → 55.1

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.4	Mod./Ave.	Drip	0.81	0.5	620	306	10,459
2	0.3	Low	Spray	0.75	0.4	1,650	660	22,547
3	0.5	Mod./Ave.	Drip	0.81	0.6	180	111	3,796
4								
5								
6								
7								
8								
					SUBTOTAL →	**2,450**	**1,077**	**36,802**
Special Landscape Areas								
9					1	0	0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	**0**	**0**	**0**
						Estimated Total Water Use (ETWU) →		**36,802**
						Maximum Allowed Water Allowance (MAWA) →		**46,033**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,077
Total Area	2,450
Average ETAF	0.44
All Landscape Areas	
Total ETAF x Area	1,077
Total Area	2,450
Sitewide ETAF	0.44

Note:
Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

HYDROZONE 1 - (620 S.F.)
- TYPICAL PLANTING AREA
- SUBSURFACE DRIP

HYDROZONE 2 - (1,650 S.F.)
- WATER QUALITY PLANTER WITH WATER-CONSERVING PLANTS
- OVERHEAD SPRAY

HYDROZONE 3 - (180 S.F.)
- UPPER LEVEL POTTERY
- SUBSURFACE DRIP OR HAND WATERING

IRRIGATION SYSTEM NOTES

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR WATER CONSERVATION AND IN COMPLIANCE WITH APPLICABLE MUNICIPAL CODES AND STATE MANDATE 1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

1. THE SYSTEM SHALL BE FULLY AUTOMATIC AND CONTROLLED BY A EVAPOTRANSPIRATION (ET) BASED CONTROLLER WITH RAIN SENSING OVERRIDE DEVICE.
2. ALL SHRUBS SHALL BE IRRIGATED WITH WATER EFFICIENT DRIP SYSTEM.
3. ALL CONSTANT PRESSURE WATER MAINLINE PIPING TO BE INSTALLED AS REQUIRED BY MUNICIPAL REGULATIONS.
4. VANDAL-PREVENTION MEASURES SHALL BE INSTALLED TO MINIMIZE LIKELIHOOD OF TAMPERING.
5. THE ESTIMATED TOTAL WATER USE (ETWU) ALLOWED FOR THE LANDSCAPE SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
6. IRRIGATION WILL BE SEPARATED INTO ZONES BASED ON THE WATER NEEDS AND LOCATION OF PLANT MATERIAL WITHIN EACH ZONE.
7. ABOVE-GROUND IRRIGATION EQUIPMENT WILL BE ADEQUATELY SCREENED WHEN VISIBLE FROM THE PUBLIC AND COMMON OPEN SPACES.

0' 8' 16' 24' 48'

SCALE: 3/32" = 1'-0"'

Architecture. Design. Relationships.

Civil Enginner

KHR ASSOCIATES
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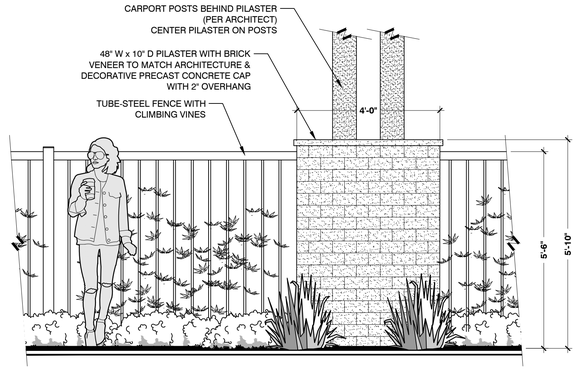
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THE COMSTOCK
WHITTHIER, CA

CONCEPTUAL IRRIGATION PLAN

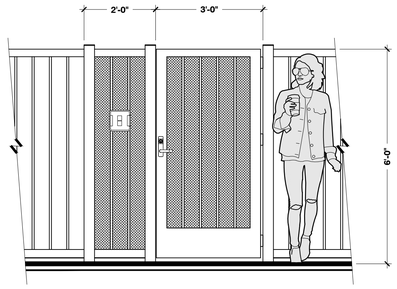
L.5

Project Number: 2021-121
Plan Check Number:
Revision Date: June 21, 2022



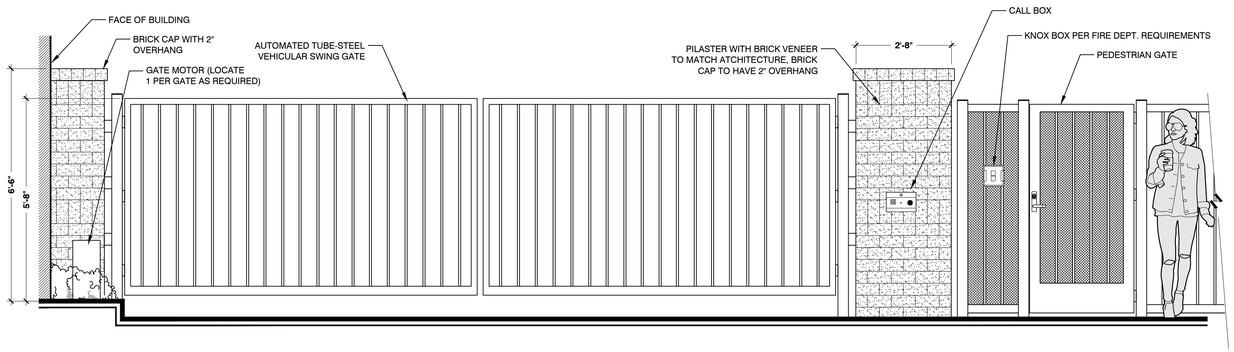
A 5'-6" HT. TUBE STEEL FENCE WITH PILASTERS

SCALE: 1/2" = 1'-0"



B 6' HT. TUBE STEEL SECURITY FENCE WITH GATE

SCALE: 1/2" = 1'-0"



GENERAL PLANTING NOTES

WATER CONSERVING LANDSCAPE WILL BE UTILIZED AS REQUIRED BY MUNICIPAL CODE AND STATE MANDATE SB1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

1. MAINTAIN SHURBS AT 24" HIGH INSIDE VEHICULAR LINE-OF-SIGHT.
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF HARDSCAPE.
3. ALL PLANTING LOCATED ADJACENT A PARKING STALL WHERE THERE IS A BUMPER OVERHANG SHALL UTILIZE LOW-GROWING PLANT MATERIAL AS TO NOT IMPEDE PARKING FUNCTIONALITY.
4. PLANTING WITHIN STORMWATER TREATMENT AREAS WILL BE AN APPROPRIATE SPECIES THAT IS ADAPTED TO WET-DRY CONDITIONS.
5. EVERGREEN SCREEN PLANTING SHALL BE UTILIZED ADJACENT TRANSFORMERS AND UTILITIES VISIBLE FROM PUBLIC AND COMMON SPACES.
6. ALL GROUND LEVEL SHRUB PLANTER AREAS TO RECEIVE 3" SHREDDED BARK MULCH.

LANDSCAPE LIGHTING NOTES

REFER TO LIGHTING PLANS PREPARED BY LIGHTING DESIGN ALLIANCE FOR DESIGN AND PHOTOMETRICS

1. LIGHTING SHALL BE ANGLED TO REDUCE GLARE AND HOT SPOTS.
2. LIGHTING SHALL BE DESIGNED TO SHOWCASE LIT ELEMENTS AND NOT THE LIGHT SOURCE.
3. LIGHTING SHALL BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIT.
4. EXTERIOR LIGHT FIXTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE.
5. TREES SHALL BE LOCATED NOT TO CONFLICT WITH LIGHTING

CONCEPTUAL TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES	QTY.
STREET TREES						
	Existing Ficus nitida (Indian Laurel Trees) along Comstock Avenue and Philadelphia Street to be removed - See Civil Engineer's Demolition Plans for more information.					
	Cassia leptophylla	Golden Medallion Tree	24" box	Moderate	Primary Street Tree at Comstock Street	9
	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree (Fruitless Var.)	24" box	Moderate	Accent Street Tree at Comstock & Philadelphia	2
	Lophestemon confertus	Brisbane Box	24" box	Moderate	Primary Street Tree at Philadelphia Ave.	3
PARKING LOT TREES						
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	36" box	Moderate		4
UPPER LEVEL TREES						
	Arbutus x Marina	Strawberry Tree	36" box	Low	Multi-trunk	12
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	36" box	Moderate		
	Lagerstroemia x 'Tuscadora'	Crape Myrtle	36" box	Moderate		
	Olea europaea 'Swan Hill'	Swan Hill Olive	36" box	Low	Multi-trunk	
	Podocarpus gracilior	African Fern Pine	15 gal.	Moderate		23
	Prunus 'Bright n Tight'	Carolina Laurel Cherry	15 gal.	Moderate		

CONCEPTUAL SHRUB SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY. / SPACING
SHRUBS					
	Agave americana	Century Plant	5 gal.	Very Low	6' o.c.
	Callistemon 'Little John'	Little John Bottlebrush	5 gal.	Low	48" o.c.
	Dianella tasmanica	Flax Lily	5 gal.	Moderate	36" o.c.
	Dietes var.	Fortnight Lily	5 gal.	Low	36" o.c.
	Festuca glauca	Blue Fescue	1 gal.	Low	18" o.c.
	Lantana var.	Lantana	1 gal.	Low	5' o.c.
	Leucophyllum var.	Purple Sage	5 gal.	Low	48" o.c.
	Ligustrum lucidium	Glossy Privet	5 gal.	Low	5' o.c.
	Nandina domestica	Heavenly Bamboo	1 gal.	Low	36" o.c.
	Olea 'Little Ollie'	Dwarf Olive	5 gal.	Low	5' o.c.
	Pittosporum 'Golf Ball'	Golf Ball Pittosporum	5 gal.	Moderate	36" o.c.
	Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	5 gal.	Moderate	48" o.c.
	Rhaphiolepis indica	Indian Hawthorne	5 gal.	Low	36" o.c.
	Strelitzia reginae	Bird of Paradise	5 gal.	Moderate	5' o.c.
	Westringhia fruiticosa 'Mundi'	Coast Rosemary	5 gal.	Low	24" o.c.
GROUNDCOVERS & VINES					
	Ficus pumila	Creeping Fig	1 gal.	Moderate	5' o.c.
	Myoporum parvifolium	Myoporum	1 gal.	Low	48" o.c.
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal.	Low	48" o.c.
	Rosa sp.	Climbing Rose Vine	5 gal.	Moderate	8' o.c.
	Senecio serpens	Blue Chalksticks	1 gal.	Low	36" o.c.
	Tecomaria capensis	Cape Honeysuckle	5 gal.	Moderate	8' o.c.
WATER QUALITY PLANTERS					
	Carex pansa	Dune Sedge	1 gal.	Moderate	12" o.c.
	Chondropetalum tectorum	Cape Reed	1 gal.	Low	24" o.c.
	Lomandra 'Platinum Beauty'	Mat Rush	1 gal.	Moderate	24" o.c.
	Muhlenbergia rigens	Deer Grass	1 gal.	Low	5' o.c.
TURF					
	Synthetic Turf				620 sf

ON-SITE TREE NOTE:

ALL ON-SITE TREES TO BE REMOVED

Architecture. Design. Relationships.

Civil Enginner

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440
Irvine, California 92614

Landscape Architect

CANYON PARK STUDIO
949.612.5191
canyonparkstudio.com
910 Dogwood Street
Costa Mesa, CA 92627

Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

PLANT LEGEND, NOTES & DETAILS

L.6

Project Number: 2021-121
Plan Check Number:

Revision Date: June 13, 2022

REFERENCE

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-1041803-SA1
COMMITMENT DATE: NOVEMBER 9, 2020

OWNERSHIP

THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:

BEVERLY PROFESSIONAL COMPANY, LLC

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7, 8, 9 AND 10 OF NICHOL'S SUBDIVISION, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 31 PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE INTEREST CONVEYED TO THE CITY OF WHITTIER OVER THE EAST 20 FEET OF LOT 7, BY DEED RECORDED IN BOOK 3404 PAGE 367, OFFICIAL RECORDS.

PARCEL 2:

LOTS 11 AND 12 OF NICHOLS SUBDIVISION, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 31 PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 3 IN BLOCK 22, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 20 FEET THEREOF, AS DEEDED TO THE CITY OF WHITTIER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 4050 PAGE 187 OFFICIAL RECORDS.

PARCEL 4:

THE NORTH 15 FEET OF LOT 4 IN BLOCK 22 OF TOWNSITE OF WHITTIER, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE 20 FEET THEREOF, AS DEEDED TO THE CITY OF WHITTIER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 3150 PAGE 399 OFFICIAL RECORDS.

PARCEL 5:

THE SOUTHERLY 35 FEET OF LOT 4 AND ALL OF LOT 5 IN BLOCK 22 OF WHITTIER, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE 20 FEET THEREOF, AS DEEDED TO THE CITY OF WHITTIER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 3150 PAGE 399 OFFICIAL RECORDS.

PARCEL 6:

LOT 6 IN BLOCK 22 OF WHITTIER, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56.

EXCEPT THE EASTERLY 20 FEET THEREOF CONVEYED TO THE CITY OF WHITTIER FOR STREET PURPOSES.

FOR CONVEYANCING PURPOSES ONLY: APN 8139-024-027

EXCEPTIONS

(#) INDICATES EXCEPTIONS SHOWN HEREON, INDICATES SURVEYOR'S NOTE.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATER THAT APPEARS FOR THE FIRST TIME IN PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE INSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021.

8. A NOTICE OF ASSESSMENT RECORDED JANUARY 23, 1964 AS INSTRUMENT NO. 3191 IN BOOK M1436, PAGE 847 OF OFFICIAL RECORDS, EXECUTED BY SUPERINTENDENT OF STREETS OF THE CITY OF WHITTIER.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL AD VALOREM ASSESSMENT" RECORDED AUGUST 10, 2018 AS INSTRUMENT NO. 2018-0807953 OF OFFICIAL RECORDS.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL AD VALOREM ASSESSMENT" RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0696664 OF OFFICIAL RECORDS.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL AD VALOREM ASSESSMENT" RECORDED AUGUST 10, 2020 AS INSTRUMENT NO. 2020-0922396 OF OFFICIAL RECORDS.

9. A NOTICE OF ASSESSMENT RECORDED AUGUST 12, 1966 AS INSTRUMENT NO. 2292 IN BOOK 2314, PAGE 667 OF OFFICIAL RECORDS, EXECUTED BY SUPERINTENDENT OF STREETS OF THE CITY OF WHITTIER.

   A DOCUMENT ENTITLED "RESOLUTION NO. 7916" RECORDED SEPTEMBER 18, 2006 AS INSTRUMENT NO. 2006-2070139 OF OFFICIAL RECORDS.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL SPECIAL ASSESSMENT" RECORDED AUGUST 02, 2017 AS INSTRUMENT NO. 2017-0871614 OF OFFICIAL RECORDS.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL SPECIAL ASSESSMENT" RECORDED AUGUST 10, 2018 AS INSTRUMENT NO. 2018-0807954 OF OFFICIAL RECORDS.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL SPECIAL ASSESSMENT" RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0696663 OF OFFICIAL RECORDS.

   THE ABOVE DOCUMENT WAS RE-RECORDED AUGUST 08, 2019 IN/AS INSTRUMENT NO. 2019-0793306 OF OFFICIAL RECORDS.

   A DOCUMENT ENTITLED "NOTICE OF ANNUAL SPECIAL ASSESSMENT" RECORDED AUGUST 14, 2020 AS INSTRUMENT NO. 2020-0948292 OF OFFICIAL RECORDS.

10. A NOTICE OF ASSESSMENT RECORDED MAY 15, 1981 AS INSTRUMENT NO. 81-489429; JULY 28, 1993 AS INSTRUMENT NO. 93-1453370;

    AUGUST 01, 1996 AS INSTRUMENT NO. 96-1241622;

    AUGUST 06, 1997 AS INSTRUMENT NO. 97-1203716;

    JULY 31, 1998 AS INSTRUMENT NO. 98-1333977;

    JULY 28, 1999 AS INSTRUMENT NO 991405814;

    JULY 28, 2000 AS INSTRUMENT NO. 00-1183795;

    JULY 31, 2001 AS INSTRUMENT NO. 01-1365149;

    JULY 30, 2002 AS INSTRUMENT NO. 2002-1783247;

    AUGUST 14, 2003 AS INSTRUMENT NO. 03-2359149;

    AUGUST 05, 2004 AS INSTRUMENT NO. 2004-2019901 AND JULY 29, 2005 AS INSTRUMENT NO. 2005-1811130, ALL OF OFFICIAL RECORDS, EXECUTED BY CITY CLERK OF THE CITY OF WHITTIER.

11. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR WHITTIER SCHOOLS COMMUNITY FACILITIES DISTRICT , AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED MARCH 12, 1997 AS INSTRUMENT NO. 97-369987 OF OFFICIAL RECORDS.

12. A NOTICE OF ASSESSMENT RECORDED JULY 27, 2001 AS INSTRUMENT NO. 2001-1344925 OF OFFICIAL RECORDS, EXECUTED BY SUPERINTENDENT OF STREETS OF THE CITY OF WHITTIER.

13. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

(14) AN EASEMENT FOR INGRESS AND EGRESS TO ADJACENT PROPERTY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1839 OF DEEDS, PAGE 285.

(AFFECTS PARCEL 2)

EXCEPTIONS

15. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY CHARLES W. DENLINGER AND ELLEN L. DENLINGER AS LESSOR AND CONTINENTAL OIL COMPANY AS LESSEE, RECORDED AUGUST 04, 1960 AS INSTRUMENT NO. 4337 IN BOOK M569, PAGE 895 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

    DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

    (AFFECTS PARCEL 6)

16. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY KENNETH L. BALL AND DOLORES LAUTRUP BALL AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED SEPTEMBER 29, 1960 AS INSTRUMENT NO. 3723 IN BOOK M614, PAGE 401 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

    DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

    (AFFECTS PARCEL 5)

17. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED DECEMBER 06, 1962 AS INSTRUMENT NO. 4984 IN BOOK M1157, PAGE 156 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

    DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

    (AFFECTS PARCELS 2, 3 AND 4)

18. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY FRANCES ADELL REES AS LESSOR AND STANDARD OIL COMPANY OF CALIFONRIA, A CORPORATION AS LESSEE, RECORDED MARCH 15, 1961 AS INSTRUMENT NO. 4375 IN BOOK M726, PAGE 124 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

    DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

    (AFFECTS PARCEL 1)

(19) AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 02, 1974 AS INSTRUMENT NO. 3648 OF OFFICIAL RECORDS.

20. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE WHITTIER EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 16, 1987 AS INSTRUMENT NO. 87-1991174 OF OFFICIAL RECORDS.

21. DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $740,000.00 RECORDED JULY 02, 2013 AS INSTRUMENT NO. 2013-0977650 OF OFFICIAL RECORDS.

22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO RESTRICT REAL PROPERTY" RECORDED JANUARY 15, 2019 AS INSTRUMENT NO. 2019-0038369 OF OFFICIAL RECORDS.

23. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

24. RIGHTS OF PARTIES IN POSSESSION.

SURVEYOR'S CERTIFICATE

TO: MW INVESTMENT GROUP, LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B1), 7(C), 8, 9, 11, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 15, 2021

DATE: 6/29/21

JAMES H. KAWAMURA
REGISTRATION NO. C30560
WITHIN THE STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — JAMES H. KAWAMURA — No. C30560 — Expiration: 03/31/22 — CIVIL — STATE OF CALIFORNIA

NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
2. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY TOGETHER WITH PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE SITE IS NOT WITHIN A DESIGNATED WETLAND AREA.
5. THE PROPERTY IS CONTIGUOUS, WITHOUT GAPS OR GORES AND TAKEN TOGETHER CONSTITUTES ONE TRACT OF LAND.
6. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.
7. THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY CONTAINED IN THE REFERENCED COMMITMENT FOR TITLE INSURANCE.

ADDRESS/THOMAS GUIDE

ADDRESS:	12826 PHILADELPHIA STREET WHITTIER, CALIFORNIA 90601
ASSESSOR'S PARCEL NO.	8139-024-027
THOMAS BROTHERS GRID:	PAGE 677, GRID C6

AREA

THE SUBJECT PROPERTY CONSISTS OF: ±36,000 S.F. (0.826 ACRES) GROSS
±35,916 S.F. (0.825 ACRES) NET

NET AREA EXCLUDES STREET EASEMENT, EXCEPTION NO. 19.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1835F, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

PARKING

STANDARD	42
ACCESSIBLE	2
TOTAL SPACES	44

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 7TH STREET SHOWN AS N49°49'53"W ON TRACT NO. 61627, AS PER MAP FILED IN BOOK 1363 PAGES 87 TO 88, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman - Suite 200 Irvine, California 92614
(949) 756-6440 Fax (949) 756-6444

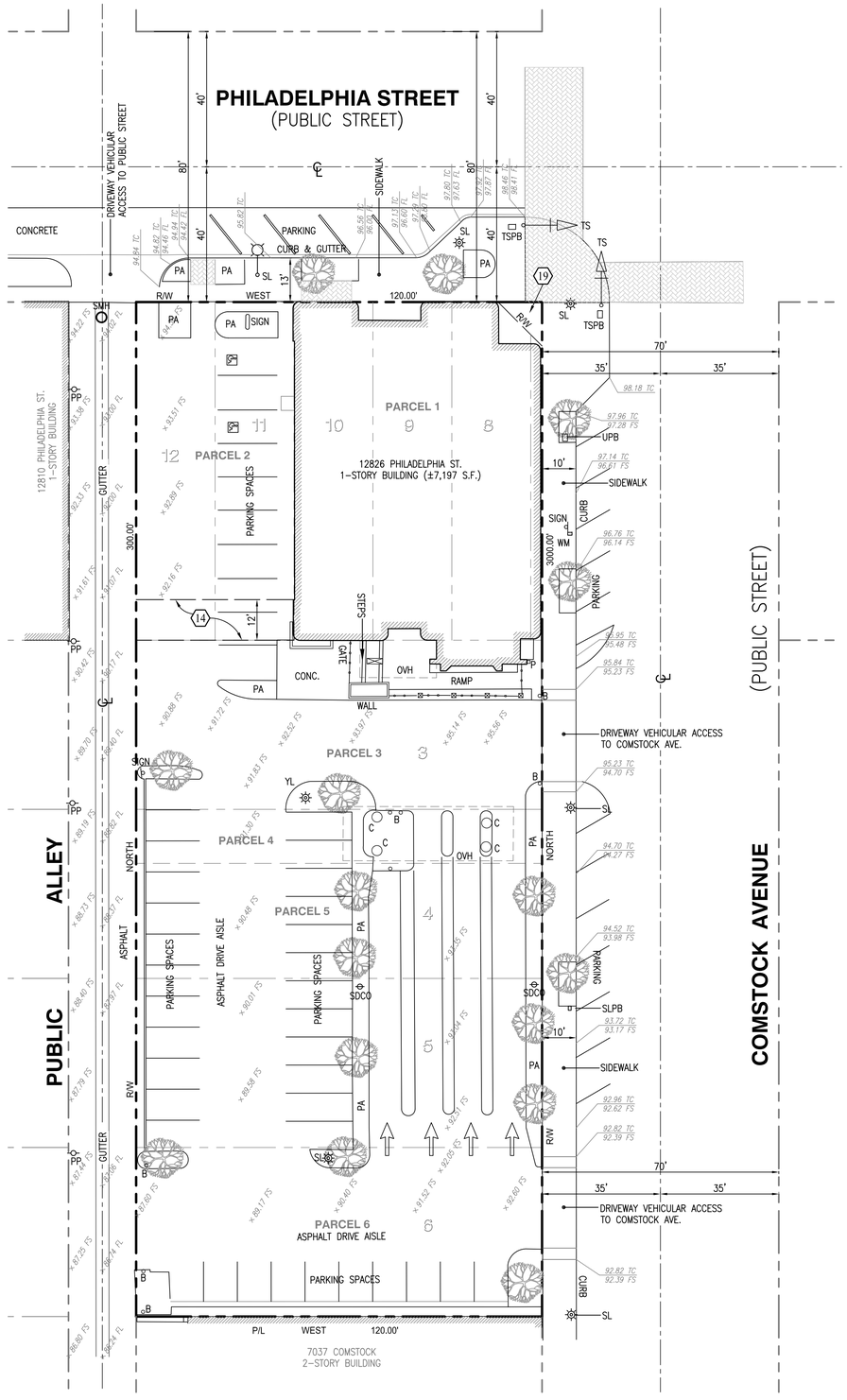
ALTA/NSPS LAND TITLE SURVEY

12826 PHILADELPHIA STREET
CITY OF WHITTIER, CALIFORNIA

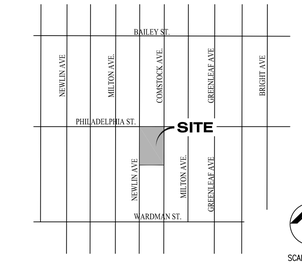
SCALE: -	DATE: 6/29/21	DRAWN BY: L.C.	CHECKED BY: J.H.K.
REVISION DATE: -	JOB NO:	SHEET NO. 1 OF 2	

N

0 10 20
SCALE IN FEET
1"=20'



VICINITY MAP



LEGEND

- BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- BUILDING
- CURB AND GUTTER
- STREET LIGHT

ABBREVIATIONS

ASPHALT	ASPHALT PAVEMENT
B	BOLLARD
BLDG	BUILDING
C	COLUMN
CONC.	CONCRETE
FL	FLOW LINE
FS	FINNISH SURFACE
OVH	OVERHEAD UTILITY LINE
P	PAY PHONE
PA	PLANTER AREA
P/L	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT OF WAY
SDCO	STORM DRAIN CLEAN OUT
SL	STREET LIGHT
SLPB	STREET LIGHT PULLBOX
SMH	SEWER MANHOLE
TC	TOP OF CURB
UPB	UTILITY PULLBOX
W.	WEST
WM	WATER METER

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman - Suite 200 Irvine, California 92614
(949) 756-6440 Fax (949) 756-6444

ALTA/NSPS LAND TITLE SURVEY

12826 PHILADELPHIA STREET
CITY OF WHITTIER, CALIFORNIA

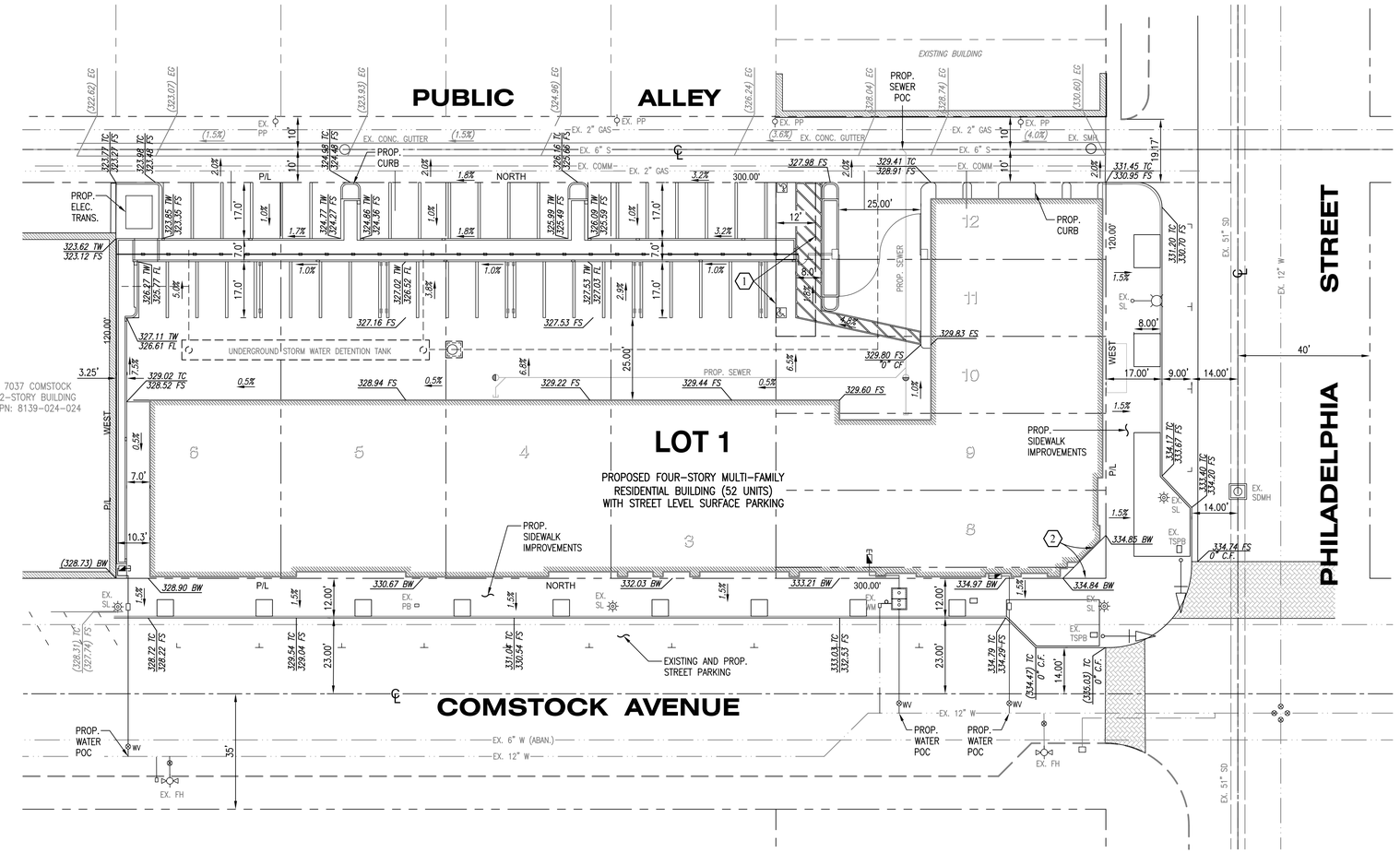
SCALE: 1"=20'	DATE: 6/29/21	DRAWN BY: L.C.	CHECKED BY: J.H.K.
REVISION DATE: –	JOB NO:	SHEET NO. 2 OF 2	

0 10 20 40 60

SCALE: 1"=20' DATE: 6/21/22

TENTATIVE PARCEL MAP NO. 83775

IN THE CITY OF WHITTIER,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JUNE 21, 2022



RECORD OWNER

MW INVESTMENT GROUP, LLC
27702 CROWN VALLEY PARKWAY, SUITE D-4-197
LADERA RANCH, CALIFORNIA 92694
ATTN: MATTHEW J. WAKEN
PHONE NO. (626) 710-6377

SUBDIVIDER

MW INVESTMENT GROUP, LLC
27702 CROWN VALLEY PARKWAY, SUITE D-4-197
LADERA RANCH, CALIFORNIA 92694
ATTN: MATTHEW J. WAKEN
PHONE NO. (626) 710-6377

CIVIL ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA
R.C.E. NO. 30560
PHONE NO. (949) 756-6440

PROJECT SUMMARY

PROPOSED 52 UNIT MULTI-FAMILY RESIDENTIAL PROJECT WITHIN THE UPTOWN CENTER OF THE UPTOWN WHITTIER SPECIFIC PLAN.

THE PROPOSED PROJECT CONSISTS OF DEMOLISHING AN EXISTING 7,172 SQUARE FOOT MEDICAL OFFICE BUILDING AND CONSTRUCTING A NEW 4-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH 8 STUDIO UNITS, 33 ONE-BEDROOM UNITS, AND 11 TWO-BEDROOM UNITS. A TOTAL OF 85 ON-SITE PARKING SPACES ARE TO BE PROVIDED. INCLUDING LEASING OFFICE, A ROOFTOP AMENITIES DECK, A CLUBHOUSE, AND A FITNESS CENTER.

AREA

THE SUBJECT PROPERTY CONSISTS OF: ±36,000 S.F. (0.826 ACRES) GROSS
±35,916 S.F. (0.825 ACRES) NET

NET AREA EXCLUDES EXISTING STREET EASEMENT.

AREA OF PROPERTY BASED ON RECORD DATA.

ZONING

ZONE CLASSIFICATION: UPTOWN WHITTIER SPECIFIC PLAN (UWSP)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7, 8, 9 AND 10 OF NICHOL'S SUBDIVISION, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 31 PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE INTEREST CONVEYED TO THE CITY OF WHITTIER OVER THE EAST 20 FEET OF LOT 7, BY DEED RECORDED IN BOOK 3404 PAGE 367, OFFICIAL RECORDS.

PARCEL 2:

LOTS 11 AND 12 OF NICHOLS SUBDIVISION, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 31 PAGE 81 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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LOT 3 IN BLOCK 22, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 20 FEET THEREOF, AS DEEDED TO THE CITY OF WHITTIER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 4050 PAGE 187 OFFICIAL RECORDS.

PARCEL 4:

THE NORTH 15 FEET OF LOT 4 IN BLOCK 22 OF TOWNSITE OF WHITTIER, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE 20 FEET THEREOF, AS DEEDED TO THE CITY OF WHITTIER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 3150 PAGE 399 OFFICIAL RECORDS.

PARCEL 5:

THE SOUTHERLY 35 FEET OF LOT 4 AND ALL OF LOT 5 IN BLOCK 22 OF WHITTIER, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE 20 FEET THEREOF, AS DEEDED TO THE CITY OF WHITTIER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 3150 PAGE 399 OFFICIAL RECORDS.

PARCEL 6:

LOT 6 IN BLOCK 22 OF WHITTIER, IN THE CITY OF WHITTIER, AS PER MAP RECORDED IN BOOK 21 PAGES 55 AND 56.

EXCEPT THE EASTERLY 20 FEET THEREOF CONVEYED TO THE CITY OF WHITTIER FOR STREET PURPOSES.

APN 8139-024-027

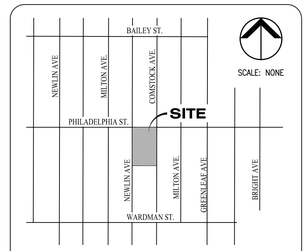
NOTES

1. THE DEVELOPMENT WILL BE SERVICE BY EXISTING PUBLIC WATER SYSTEM.
2. THE DEVELOPMENT WILL BE SERVICED BY EXISTING PUBLIC SEWER SYSTEM.

EASEMENTS

(1) EASEMENT FOR INGRESS AND EGRESS TO ADJACENT PROPERTY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1839 OF DEEDS, PAGE 285. TO BE QUITCLAIMED.

(2) EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 02, 1974 AS INSTRUMENT NO. 3648 OF OFFICIAL RECORDS.



VICINITY MAP

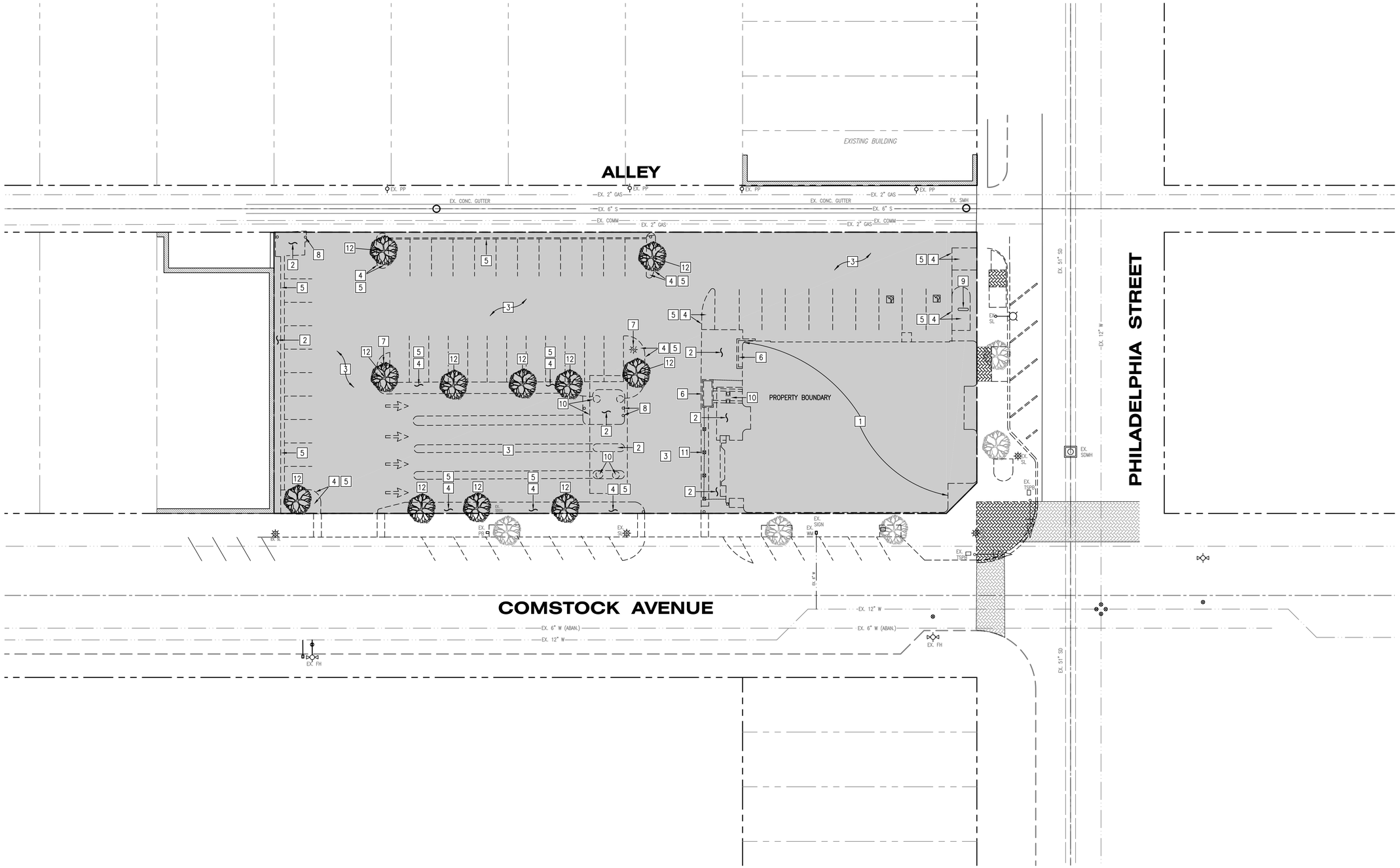
LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- CURB AND GUTTER
- FIRE HYDRANT
- SIGN
- UTILITY/POWER POLE
- VALVE
- STREET LIGHT

ABBREVIATIONS

ABAN.	ABANDONED
APN.	ASSESSOR'S PARCEL NUMBER
BW	BACK OF WALK
C/L	CENTERLINE
C.F.	CURB FACE
COMM	COMMUNICATION
CONC.	CONCRETE
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
PB	PULLBOX
POC	POINT OF CONNECTION
P/L	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SMH	SEWER MANHOLE
TC	TOP OF CURB
W	WATER
WV	WATER VALVE

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Irvine, California 92614 Fax (949) 756-6444



DEMOLITION NOTES

1. REMOVE AND DISPOSE OF EXISTING BUILDING.
2. REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
3. REMOVE AND DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT.
4. REMOVE AND DISPOSE OF EXISTING PLANTER CURB. REMOVE ALL EXISTING LANDSCAPING AND IRRIGATION SYSTEM.
5. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
6. REMOVE AND DISPOSE OF EXISTING WALL.
7. REMOVE AND DISPOSE OF ALL EXISTING YARD LIGHT, FOUNDATION, CONDUIT, AND WIRING.
8. REMOVE AND DISPOSE OF EXISTING POST.
9. REMOVE AND DISPOSE OF EXISTING SIGN.
10. REMOVE EXISTING COLUMNS, FOUNDATIONS AND OVERHEAD STRUCTURE.
11. REMOVE AND DISPOSE OF EXISTING WROUGHT IRON FENCE.
12. REMOVE AND DISPOSE OF ALL EXISTING ONSITE TREES.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- CURB AND GUTTER
- WALL
- REMOVAL AREA

0 10 20 40 60

SCALE: 1"=20' DATE: 6/21/22

Architecture.
Design.
Relationships.

Civil Enginner

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Avenue - Suite 200 Irvine, California 92614
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UNDER THE SUPERVISION OF: JAMES H. KAWAMURA (R.C.E. 30560)

REGISTERED PROFESSIONAL ENGINEER
JAMES H. KAWAMURA
No. 30560
Expiration: 09/30/24
CIVIL
STATE OF CALIFORNIA

Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK

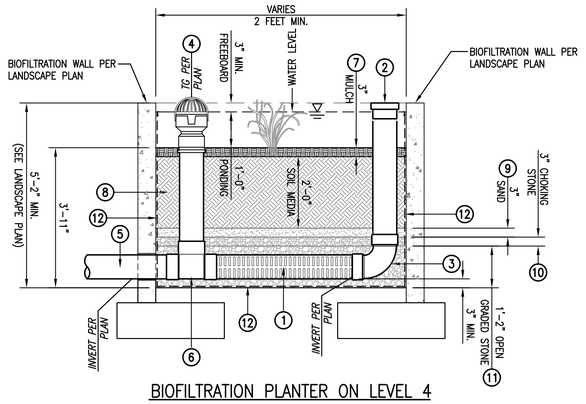
WHITTHIER, CA

PRELIMINARY DEMOLITION PLAN

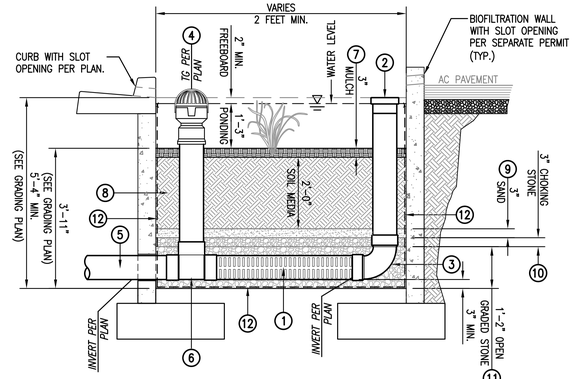
C-1

Project Number: 2021-121
Plan Check Number:

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BIOFILTRATION PLANTER ON LEVEL 4



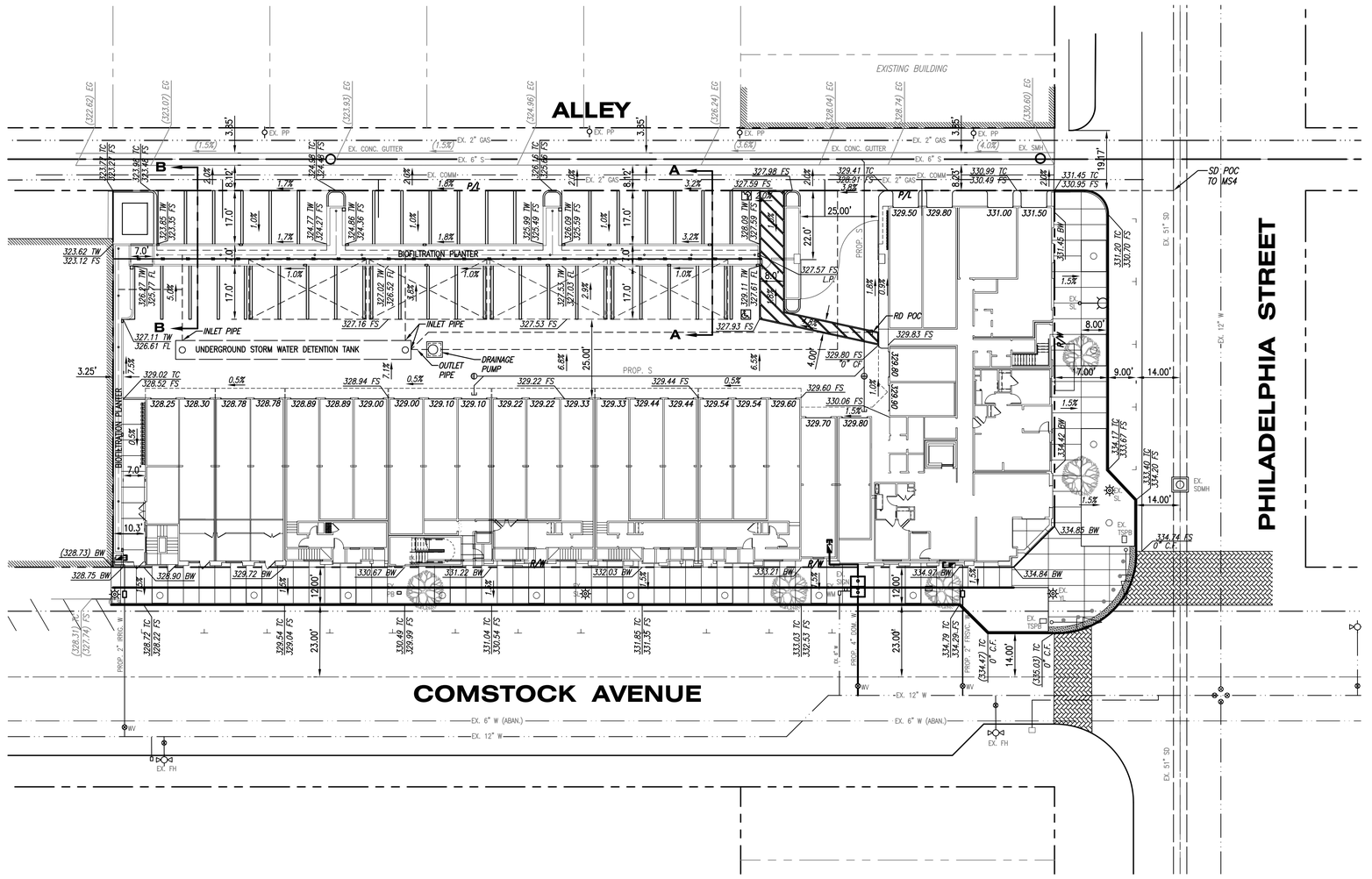
BIOFILTRATION PLANTER ON GRADE

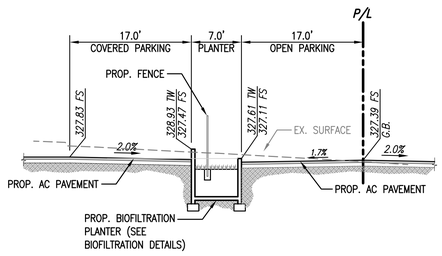
BIOFILTRATION BASIN LEGEND:

1. 8" DIA. SLOTTED SCH. 80 PVC PIPE (PER ASTM D3034) WRAPPED IN MIRAFI 140N FABRIC "SOCK", PROVIDE CLEANOUT AT ALL TERMINIST ENDS. PIPE IS TO BE LAID FLAT ATOP 3-INCHES OF OPEN GRADED GRAVEL.
2. 8" DIA. SCH. 40 PVC CLEANOUT TO 16" ABOVE FINISH GRADE. PROVIDE SEALED CAP.
3. 8" x 90° SCH. 80 PVC BEND.
4. 8" DIA. NYLOPLAST INLET ADAPTOR WITH 8" DIA. NYLOPLAST DUCTILE IRON DOME GRATE, W/ 8" DIA. PVC SCH. 80 PIPE RISER.
5. OUTLET PIPE PER STORM DRAIN PLANS.
6. 8" x 8" x 8" SCH. 80 PVC TEE.
7. MULCH LAYER PER LANDSCAPE ARCHITECT'S PLANS.
8. SOIL MEDIA PLANTING AREA SHOULD CONSIST OF 60%-80% FINE SAND AND 20%-30% COMPOST TO ACHIEVE A MIN. INFILTRATION RATE OF 5-INCHES PER HOUR. PLANTER PER LANDSCAPE ARCHITECT'S PLANS.
9. CLEAN & WASHED SAND BEDDING PER ASTM 33
10. CLEAN & WASHED NO. 8 CHOKING STONE
11. CLEAN & WASHED NO. 57 OPEN GRADED STONE
12. NONWOVEN "MIRAFI S1200" GEOTEXTILE FABRIC OVER 40-MIL GEOSYNTHETIC NON-PERMEABLE MEMBRANE. EXTEND FABRIC & MEMBRANE UP PLANTER WALLS AND SECURE TO WALL WITH TERMINATION BAR.

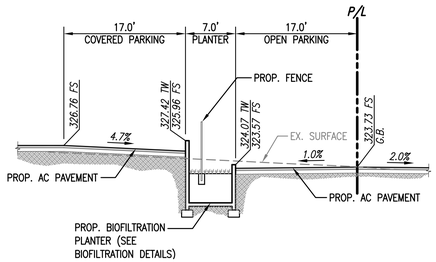
BIOFILTRATION PLANTER DETAILS

SCALE: NONE





SECTION A-A



SECTION B-B

EARTHWORK QUANTITY ESTIMATE

CUT	689 CY
FILL	1,219 CY
TOTAL IMPORT	530 CY

0 10 20 40 60

SCALE: 1"=20' DATE: 6/22/22

Architecture. Design. Relationships.

Civil Enginner

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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REGISTERED PROFESSIONAL ENGINEER JAMES H. KAWAMURA No. 30560 Expiration: 09/30/24 CIVIL STATE OF CALIFORNIA

Client

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LADERA RANCH, CA 92694

THE COMSTOCK

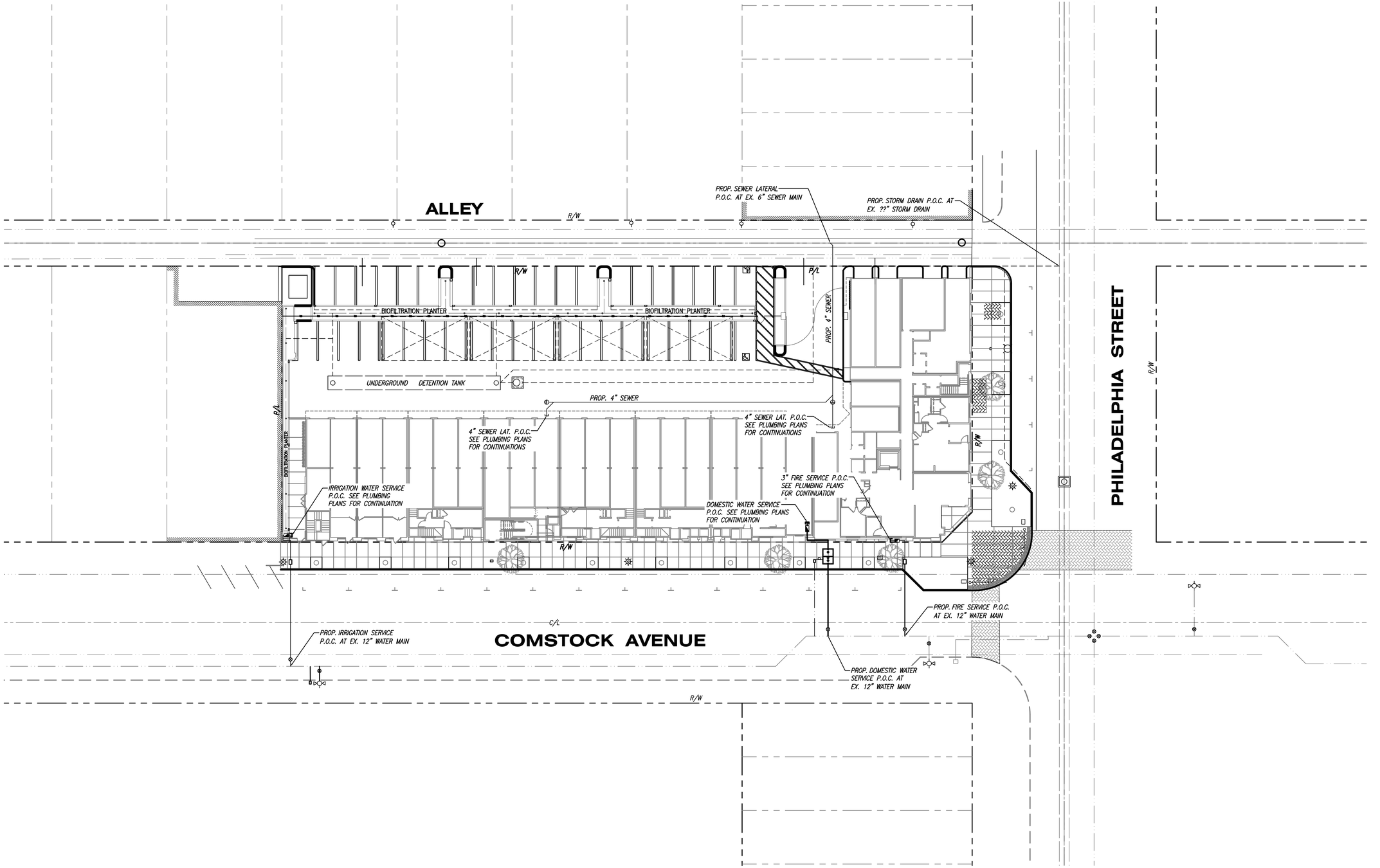
WHITTHIER, CA

PRELIMINARY GRADING PLAN

C-2

Project Number: 2021-121
Plan Check Number:

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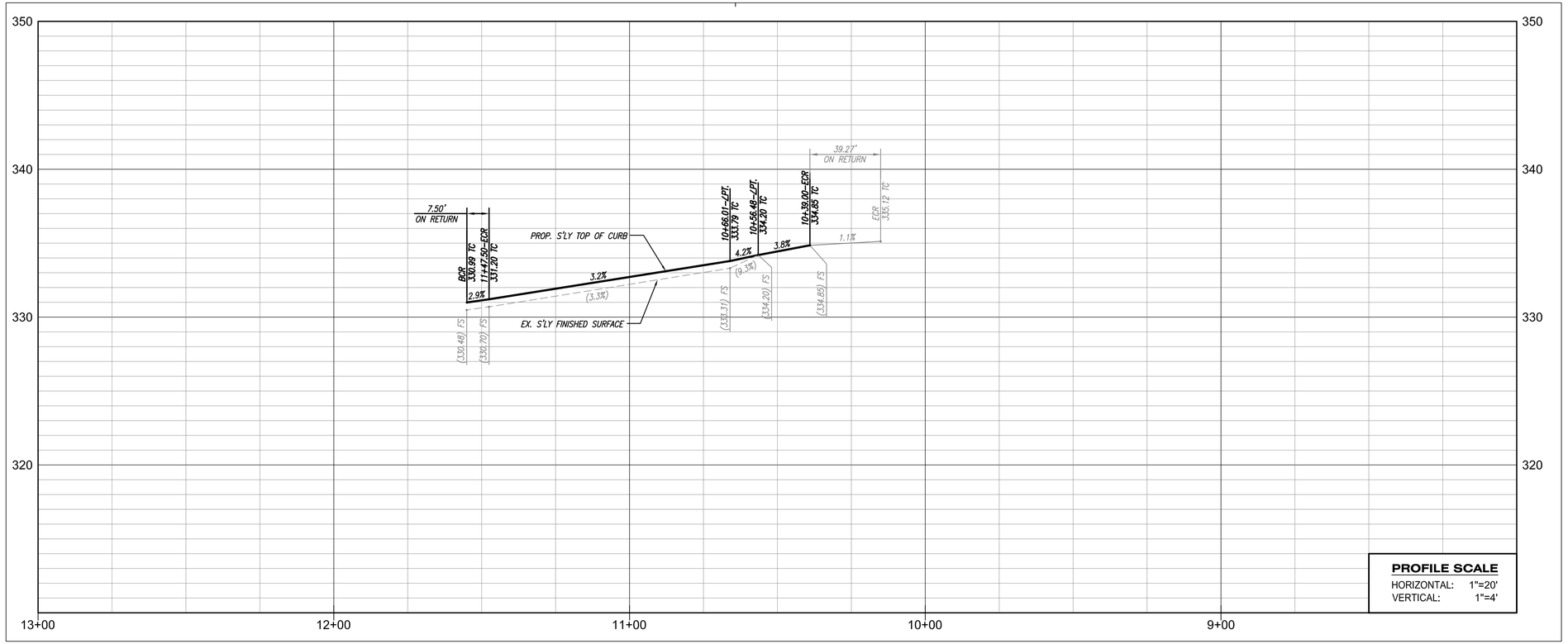
WHITTHIER, CA

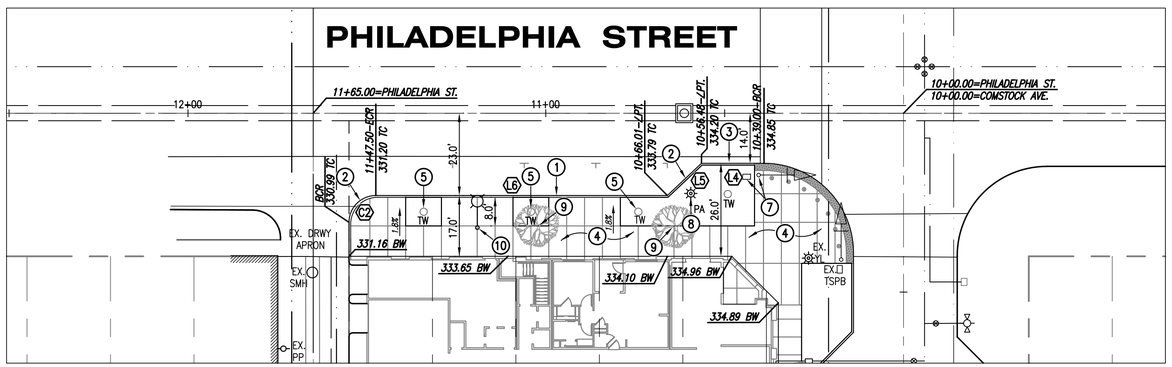
PRELIMINARY UTILITY PLAN

C-3

Project Number: 2021-121
Plan Check Number:

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COMSTOCK AVE.

SEE SHEET C-5

CONSTRUCTION NOTES

1. CONSTRUCT 6-INCH PCC CURB PER S.P.P.W.C. STD. 121-2, TYPE B1-6.
2. CONSTRUCT 0-INCH TO 6-INCH PCC CURB.
3. CONSTRUCT 0-INCH PCC FLUSH CURB.
4. CONSTRUCT 4-INCH THICK PCC SIDEWALK.
5. CONSTRUCT TREE WELL.
6. PROVIDE AND INSTALL ADA DETECTABLE WARNING DOME.
7. PROTECT IN PLACE EXISTING TRAFFIC LIGHT & SIGNAL PULL BOX.
8. PROTECT IN PLACE EXISTING YARD LIGHT.
9. REMOVE AND DIPSOSE OF EXISTING TREE.
10. PROTECT IN PLACE STREET LIGHT.

CURB DATA TABLE

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	DESCRIPTION
C2	11.78'	90°00'00"	7.50'	CURB
L4	17.48'	N90°00'00"E	—	CURB
L5	13.11'	N46°38'32"E	—	CURB
L6	81.49'	N90°00'00"E	—	CURB

0 10 20 40 60

SCALE: 1"=20' DATE: 6/22/22

Architecture.
Design.
Relationships.

Civil Enginner

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Expiration: 09/30/24
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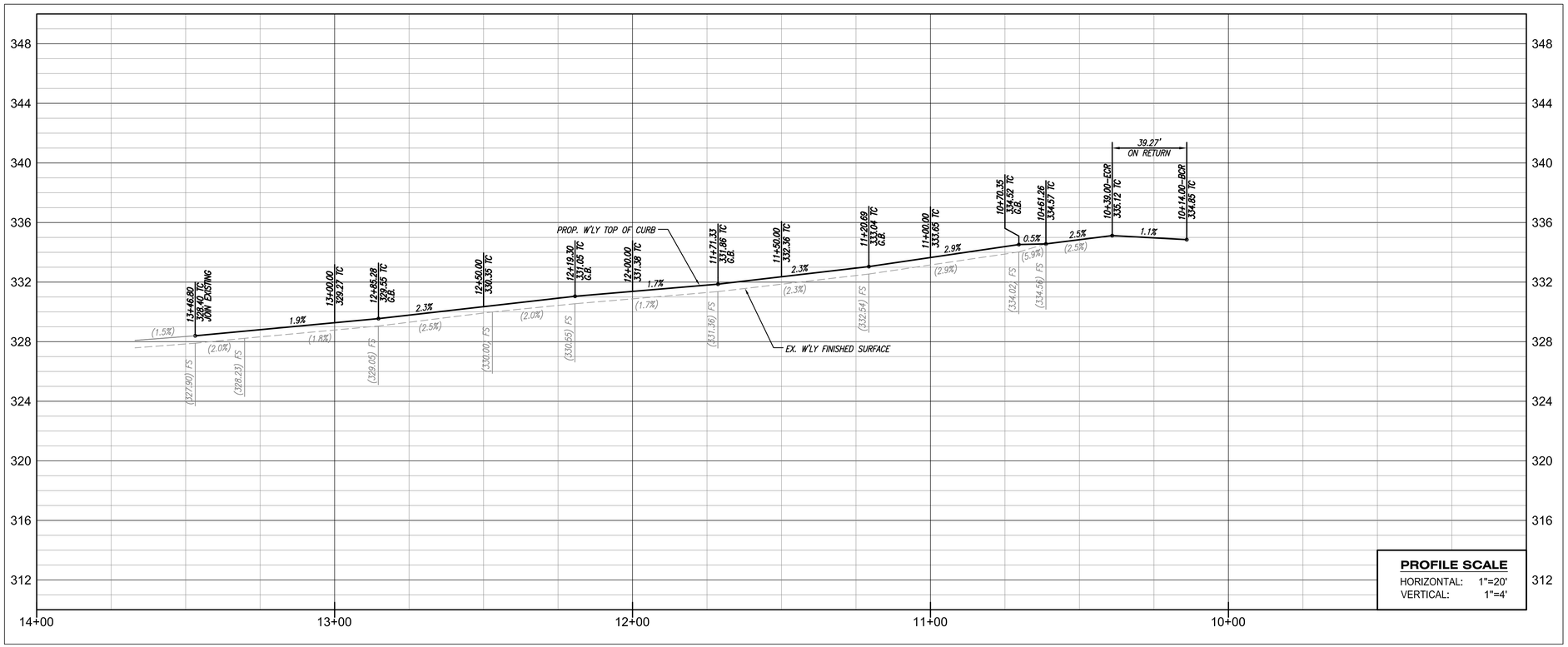
WHITTHIER, CA

PRELIMINARY STREET IMPROVEMENT PLAN - PHILIDELPHIA STREET

C-4

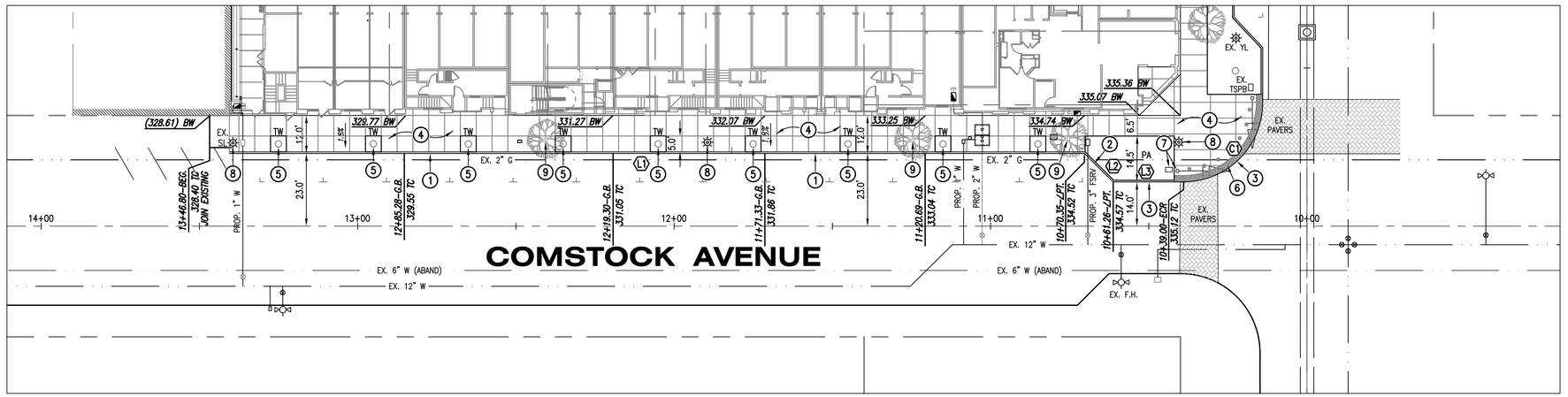
Project Number: 2021-121
Plan Check Number:

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PHILADELPHIA STREET

SEE SHEET 4



CURB DATA TABLE				
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	DESCRIPTION
C1	39.27'	90°00'00"	25.0'	CURB
L1	82.37'	S0°000'00"E	——	CURB
L2	3.80'	S44°43'19"W	——	CURB
L3	6.78'	S00°00'00"E	——	CURB

CONSTRUCTION NOTES

1. CONSTRUCT 6-INCH PCC CURB PER S.P.P.W.C. STD. 121-2, TYPE B1-6.
2. CONSTRUCT 0-INCH TO 6-INCH PCC CURB.
3. CONSTRUCT 0-INCH PCC FLUSH CURB.
4. CONSTRUCT 4-INCH THICK PCC SIDEWALK.
5. CONSTRUCT TREE WELL.
6. PROVIDE AND INSTALL ADA DETECTABLE WARNING DOME.
7. PROTECT IN PLACE EXISTING TRAFFIC LIGHT & SIGNAL PULL BOX.
8. PROTECT IN PLACE EXISTING YARD LIGHT.
9. REMOVE AND DIPSOSE OF EXISTING TREE.

0 10 20 40 60

SCALE: 1"=20' DATE: 6/22/22

Architecture.
Design.
Relationships.

Civil Enginner

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LADERA RANCH, CA 92694

THE COMSTOCK

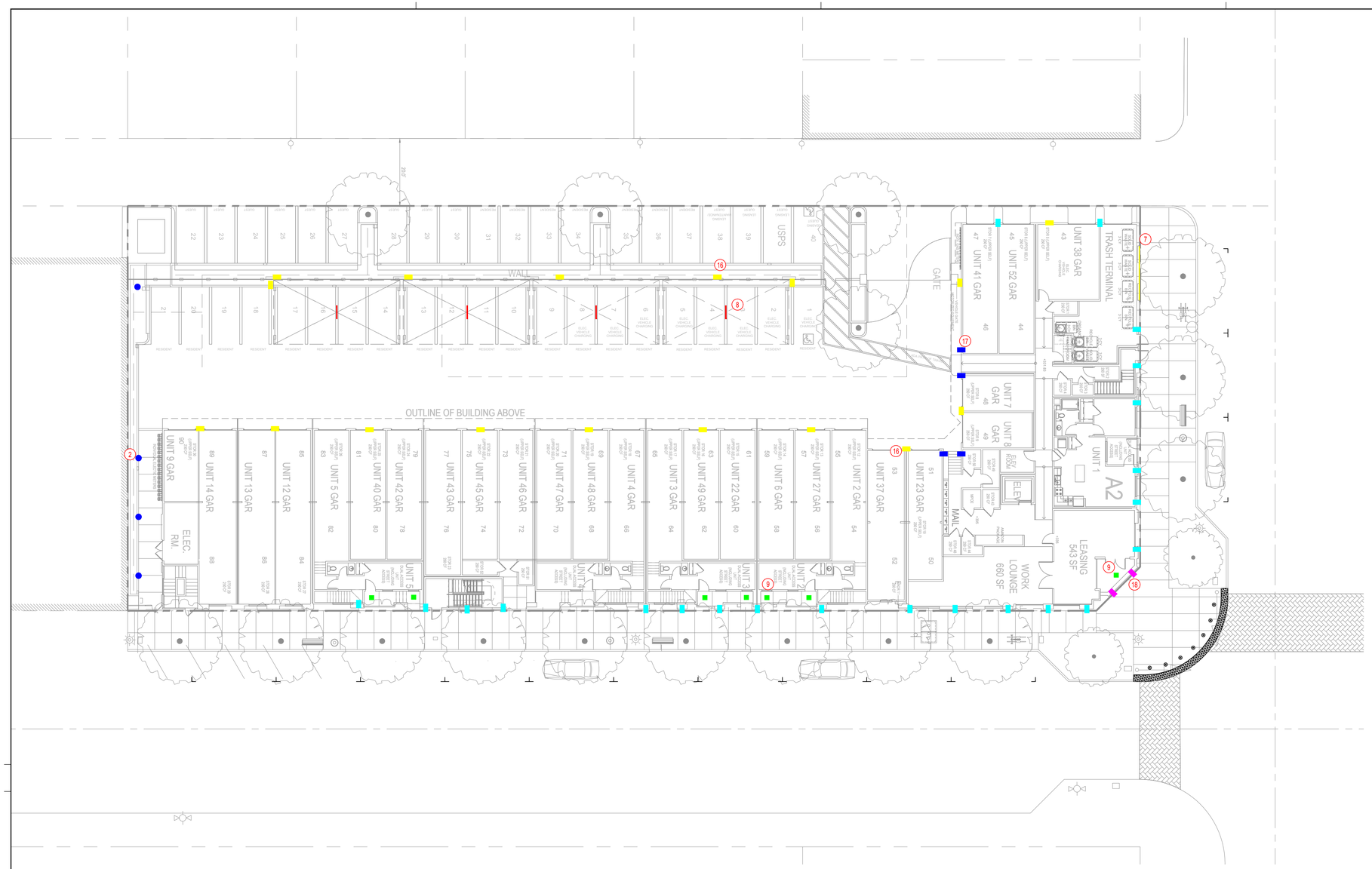
WHITTHIER, CA

PRELIMINARY STREET IMPROVEMENT PLAN - COMSTOCK AVENUE

C-5

Project Number: 2021-121
Plan Check Number:

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LIGHTING LEGEND

1. Type AL1 - Stake-mounted Adjustable LED Bullet Accent, 3000K
2. Type BH1 - 42" Tall LED Bollard Light, 3000K
3. Type DP1 - Decorative Outdoor Pendant, 3000K
4. Type DT1 - Decorative Outdoor Table Light , 3000K
5. Type FS1 - Surface Mounted LED Bullet Light on Trellis, 3000K
6. Type LS1 - Surface Mounted Linear LED Striplight, 3000K
7. Type LS2 - Extended Arm Mounted Linear LED Wall Washer, 3000K
8. Type LS3 - Canopy Mounted Linear LED Striplight, 3000K
9. Type RD1 - Recessed LED Downlight, 3000K
10. Type SC1 - Suspended LED Festoon String, 2500K
11. Type SS1 - Surface-mounted Linear LED Tapelight, 3000K
12. Type SS2 - Surface-mounted Linear LED Tapelight, 3000K
13. Type SZ1 - Handrail integrated LED Lighting, 3000K
14. Type WR1 - Wall-recessed LED Step Light, 3000K
15. Type WS1 - Surface-mounted LED Wall Sconce, 3000K
16. Type WS2 - Surface-mounted LED Wall Pack Light, 3500K
17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

GROUND LEVEL LIGHTING PLAN

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

Architecture. Design. Relationships.

Lighting Consultant

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
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www.LightingDesignAlliance.com

Landscape Architect

Client

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LADERA RANCH, CA 92694

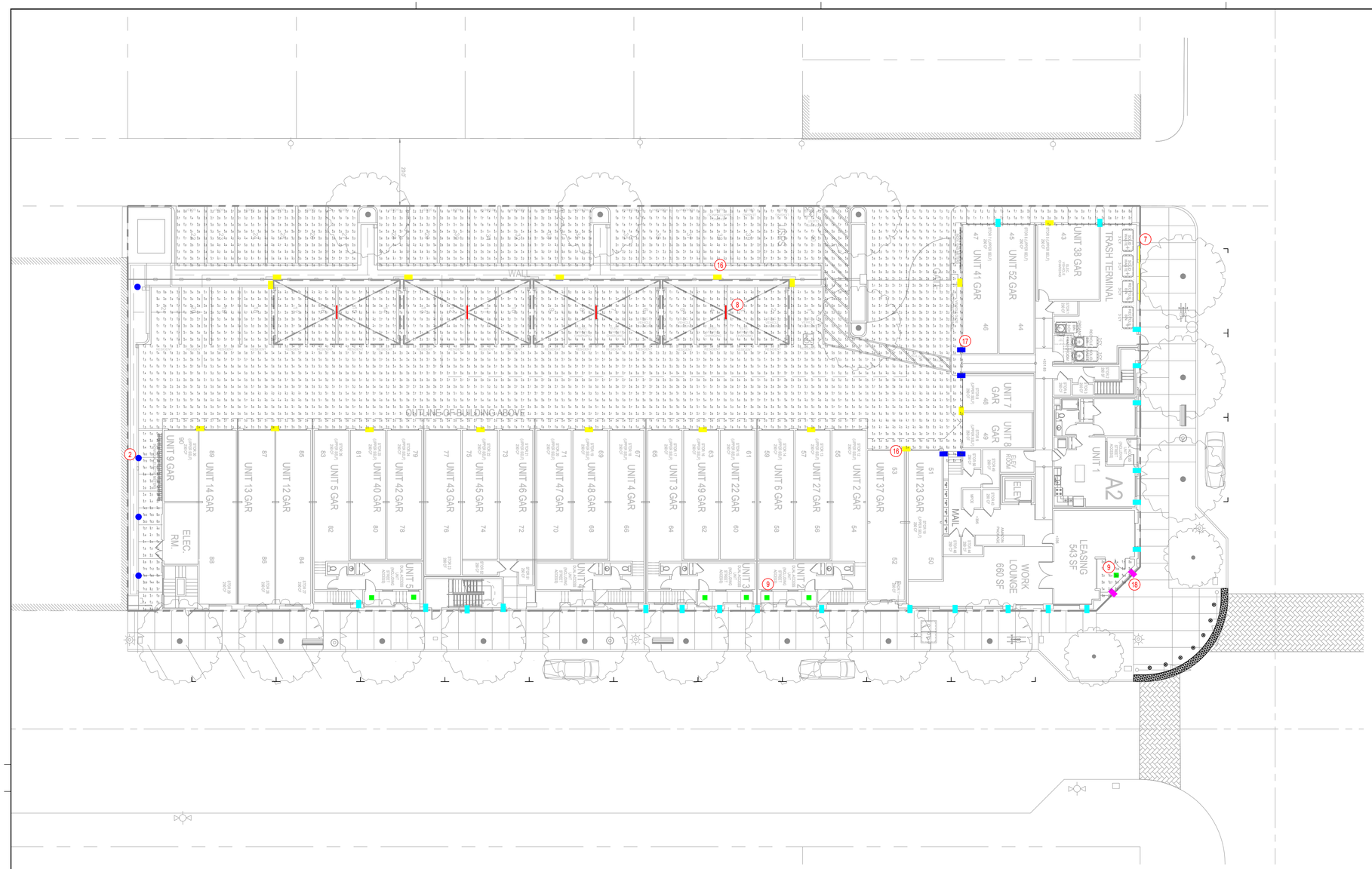
THE COMSTOCK

WHITTHIER, CA

GROUND LEVEL LIGHTING PLAN

LD2.1

Project Number: 2021-121
Plan Check Number:



LIGHTING LEGEND

1. Type AL1 - Stake-mounted Adjustable LED Bullet Accent, 3000K
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16. Type WS2 - Surface-mounted LED Wall Pack Light, 3500K
17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
Site	Illuminance	Fc	3.17	20.9	0.5	6.34	41.80	6.59

GROUND LEVEL PHOTOMETRIC CALCULATION PLAN

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

Architecture. Design. Relationships.

Lighting Consultant

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Landscape Architect

Client

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LADERA RANCH, CA 92694

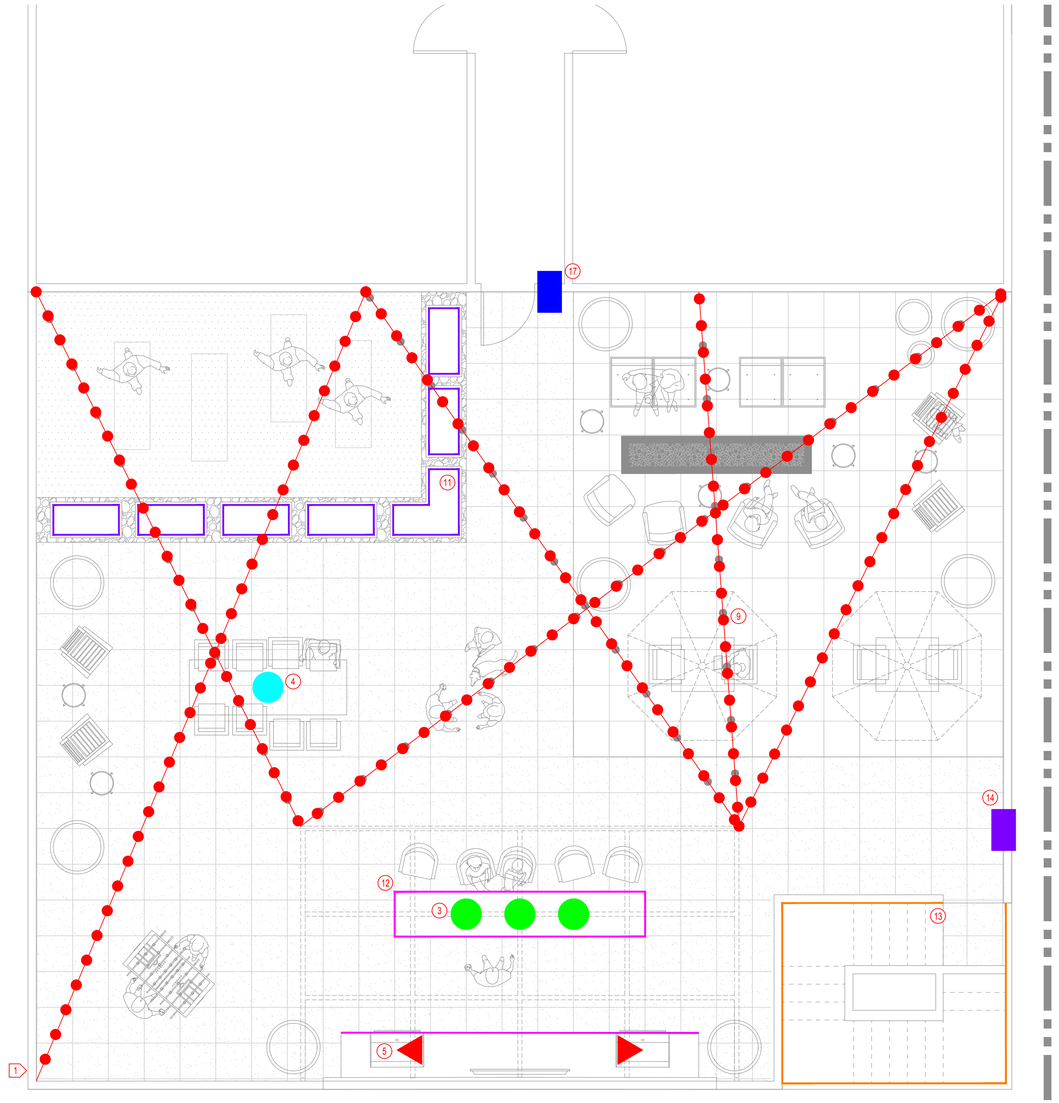
THE COMSTOCK

WHITTHIER, CA

GROUND LEVEL PHOTOMETRIC CALCULATION PLAN

LD2.1.1

Project Number: 2021-121
Plan Check Number:



LIGHTING LEGEND

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16. Type WS2 - Surface-mounted LED Wall Pack Light, 3500K
17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

KEYNOTE

1. Add a pole to support the festoon light.

LEVEL 3 AMENITY DECK LIGHTING PLAN

NORTH

1/4"=1'-0" 0 2' 4' 8' 12'

Architecture. Design. Relationships.

Lighting Consultant

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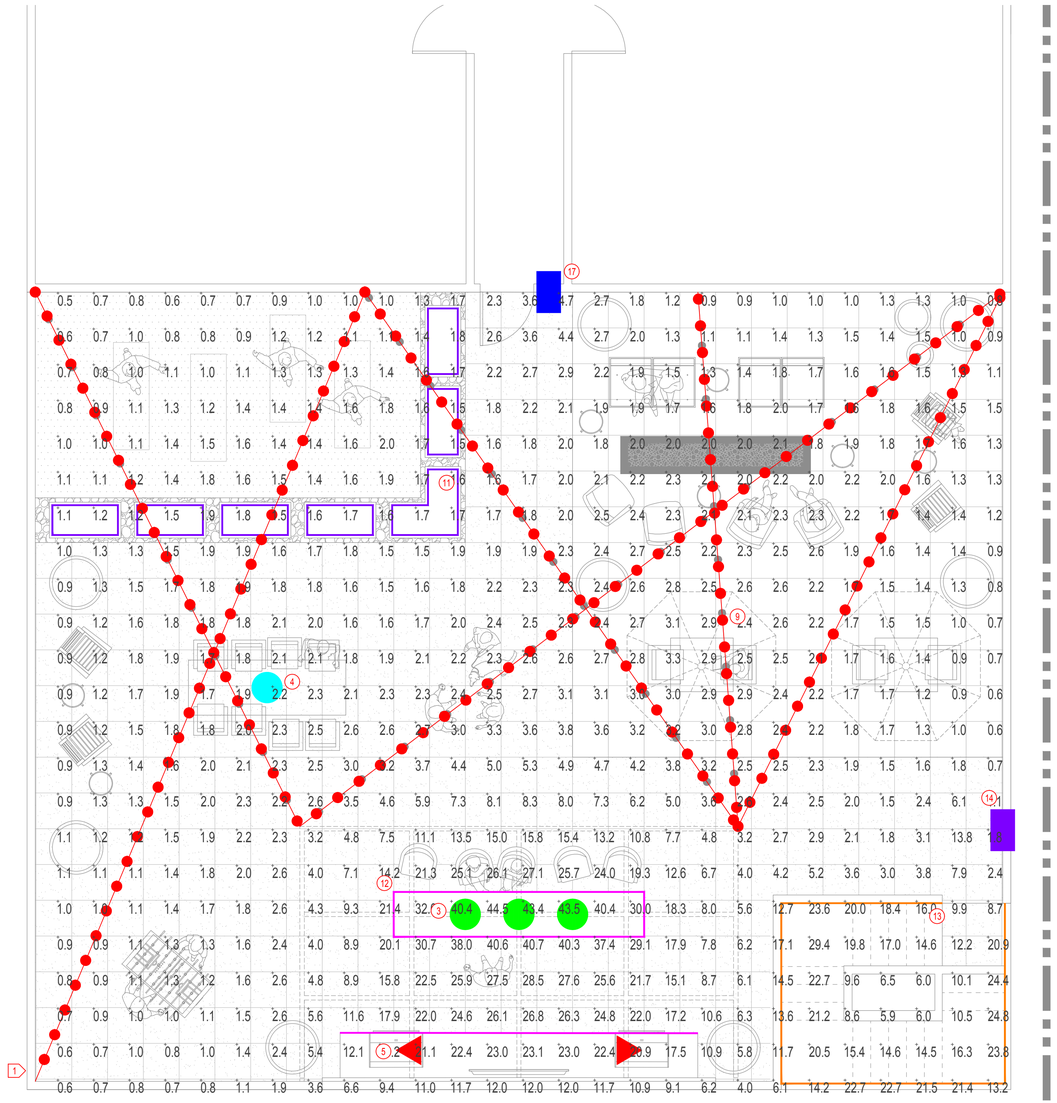
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THE COMSTOCK
WHITTHIER, CA

LEVEL 3 AMENITY DECK LIGHTING PLAN

LD2.3

Project Number: 2021-121
Plan Check Number:



LIGHTING LEGEND

1. Type AL1 - Stake-mounted Adjustable LED Bullet Accent, 3000K
2. Type BH1 - 42" Tall LED Bollard Light, 3000K
3. Type DP1 - Decorative Outdoor Pendant, 3000K
4. Type DT1 - Decorative Outdoor Table Light , 3000K
5. Type FS1 - Surface Mounted LED Bullet Light on Trellis, 3000K
6. Type LS1 - Surface Mounted Linear LED Striplight, 3000K
7. Type LS2 - Extended Arm Mounted Linear LED Wall Washer, 3000K
8. Type LS3 - Canopy Mounted Linear LED Striplight, 3000K
9. Type RD1 - Recessed LED Downlight, 3000K
10. Type SC1 - Suspended LED Festoon String, 2500K
11. Type SS1 - Surface-mounted Linear LED Tapelight, 3000K
12. Type SS2 - Surface-mounted Linear LED Tapelight, 3000K
13. Type SZ1 - Handrail integrated LED Lighting, 3000K
14. Type WR1 - Wall-recessed LED Step Light, 3000K
15. Type WS1 - Surface-mounted LED Wall Sconce, 3000K
16. Type WS2 - Surface-mounted LED Wall Pack Light, 3500K
17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

KEYNOTE

1. Add a pole to support the festoon light.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
L3 Amenity Deck	Illuminance	Fc	5.52	44.5	0.5	11.04	89.00	8.06

LEVEL 3 AMENITY DECK PHOTOMETRIC CALCULATION PLAN

NORTH

1/4"=1'-0" 0 2' 4' 8' 12'

Architecture. Design. Relationships.

Lighting Consultant

LIGHTINGDESIGNALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
T: 562.989.3843 F: 562.989.3847
www.LightingDesignAlliance.com

Landscape Architect

Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

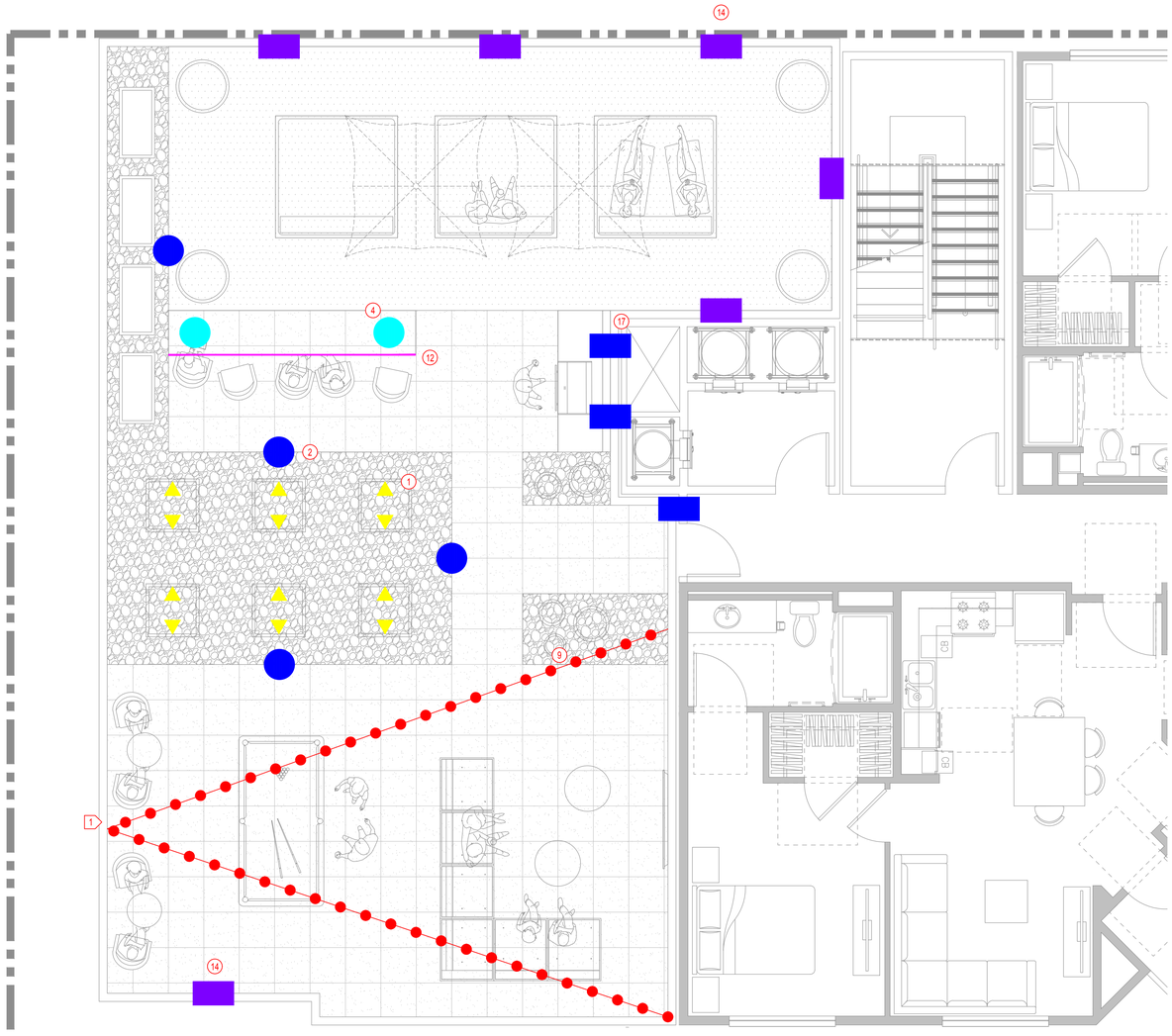
THE COMSTOCK

WHITTIER, CA

LEVEL 3 AMENITY DECK PHOTOMETRIC CALCULATION PLAN

LD2.3.1

Project Number: 2021-121
Plan Check Number:



LIGHTING LEGEND

1. Type AL1 - Stake-mounted Adjustable LED Bullet Accent, 3000K
2. Type BH1 - 42" Tall LED Bollard Light, 3000K
3. Type DP1 - Decorative Outdoor Pendant, 3000K
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17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

KEYNOTE

1. Add a pole to support the festoon light.

LEVEL 4 AMENITY DECK LIGHTING PLAN

NORTH

1/4"=1'-0" 0 2' 4' 8' 12'

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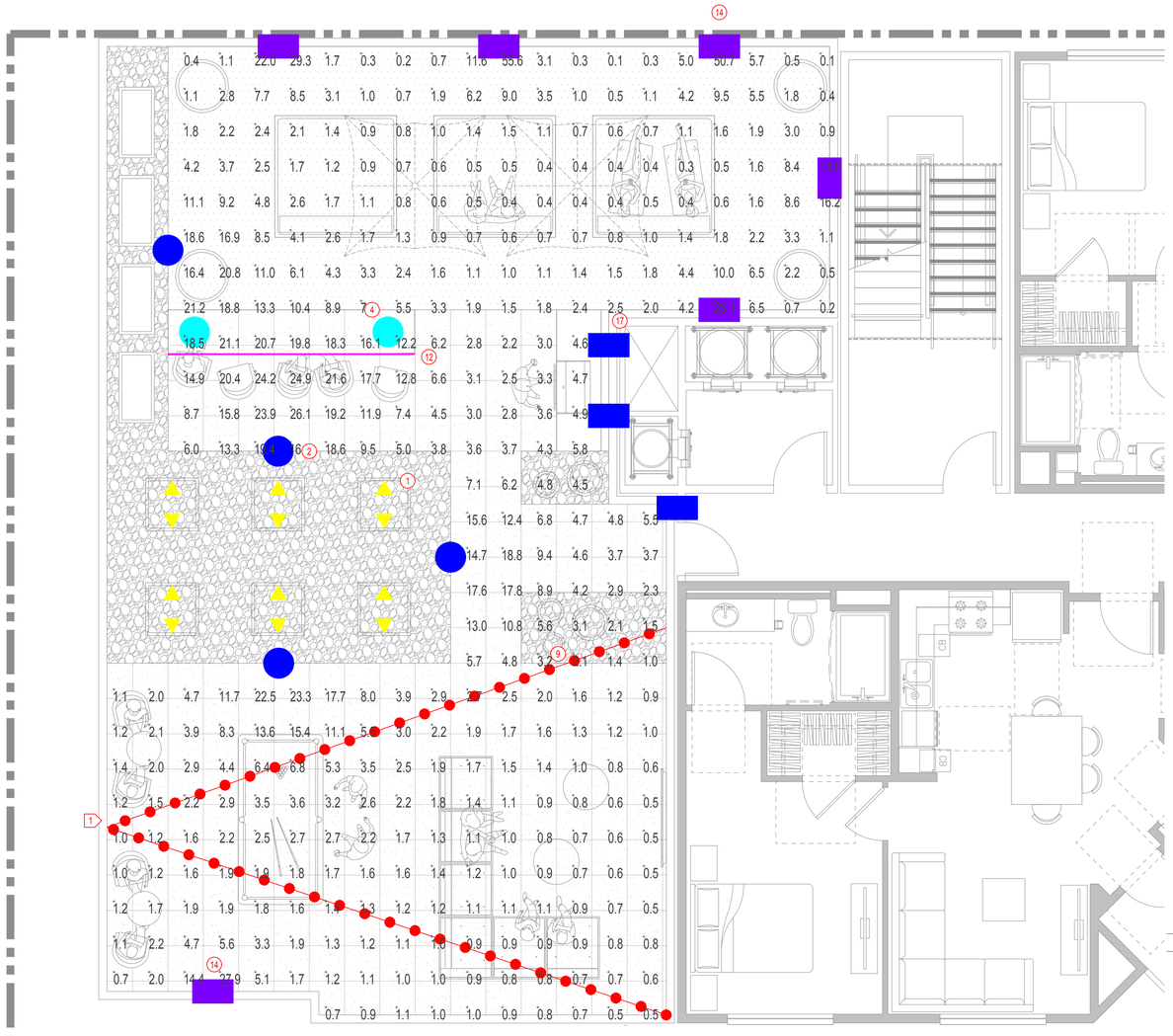
THE COMSTOCK

WHITTHIER, CA

LEVEL 4 AMENITY DECK LIGHTING PLAN

LD2.4

Project Number: 2021-121
Plan Check Number:



LIGHTING LEGEND

1. Type AL1 - Stake-mounted Adjustable LED Bullet Accent, 3000K
2. Type BH1 - 42" Tall LED Bollard Light, 3000K
3. Type DP1 - Decorative Outdoor Pendant, 3000K
4. Type DT1 - Decorative Outdoor Table Light , 3000K
5. Type FS1 - Surface Mounted LED Bullet Light on Trellis, 3000K
6. Type LS1 - Surface Mounted Linear LED Striplight, 3000K
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13. Type SZ1 - Handrail integrated LED Lighting, 3000K
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17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

KEYNOTE

1. Add a pole to support the festoon light.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
L4 Amenity Deck	Illuminance	Fc	4.87	55.6	0.1	48.70	556.00	11.42

LEVEL 4 AMENITY DECK PHOTOMETRIC CALCULATION PLAN

NORTH

1/4"=1'-0" 0 2' 4' 8' 12'

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Landscape Architect

Client

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THE COMSTOCK

WHITTHIER, CA

LEVEL 4 AMENITY DECK PHOTOMETRIC CALCULATION PLAN

LD2.4.1

Project Number: 2021-121
Plan Check Number:



FRONT ELEVATION 1



RIGHT ELEVATION 2

LIGHTING LEGEND

1. Type AL1 - Stake-mounted Adjustable LED Bullet Accent, 3000K
2. Type BH1 - 42" Tall LED Bollard Light, 3000K
3. Type DP1 - Decorative Outdoor Pendant, 3000K
4. Type DT1 - Decorative Outdoor Table Light , 3000K
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17. Type WS3 - Surface-mounted LED Wall Sconce, 3000K
18. Type WS4 - Surface-mounted LED Wall Sconce with Uplight and Downlight, 3000K

KEYNOTE

1. Add a pole to support the festoon light.

KEY MAP



3/32"=1'-0" 0 8' 16' 32'

Architecture.
Design.
Relationships.

Lighting Consultant

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

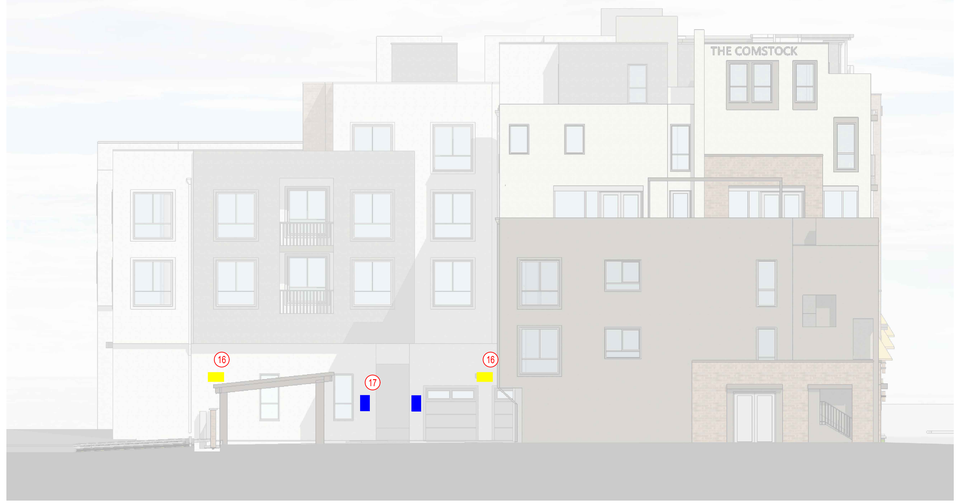
EXTERIOR LIGHTING ELEVATIONS

LD5.0

Project Number: 2021-121
Plan Check Number:



REAR ELEVATION 3



LEFT ELEVATION 4

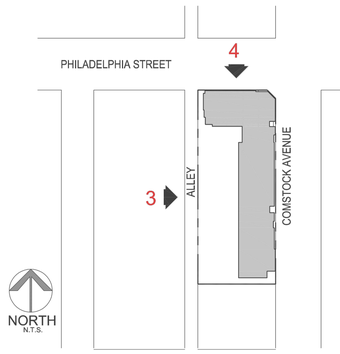
LIGHTING LEGEND

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KEYNOTE

1. Add a pole to support the festoon light.

KEY MAP



3/32"=1'-0" 0 8' 16' 32'

Architecture.
Design.
Relationships.

Lighting Consultant

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Landscape Architect

Client

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LADERA RANCH, CA 92694

THE COMSTOCK

WHITTHIER, CA

EXTERIOR LIGHTING ELEVATIONS

LD5.1

Project Number: 2021-121
Plan Check Number:

LIGHT FIXTURE - TYPE AL1

FOCUS INDUSTRIES | **DIRECTIONAL LIGHTS RXD-02 SERIES** | LED READY | TYPE

SPECIFICATIONS

CONSTRUCTION:
COPPER: Copper bullet and cast brass adjustable swivel with 240° rotation
ALUMINUM: Aluminum bullet; matching cast aluminum adjustable swivel with 240° rotation
LENS: High impact clear tempered convex glass
O-RING: High temperature red silicone
LAMP SUPPLIED: 20w MR16 FL(BAB) 5000 hours average rating (35w max copper 50w max aluminum)
LAMP OPTIONS: We recommend 40,000 hour ARROW 3w LED (L24) or 5w (-L36) or 7w (-L48) ARROW Super Saver LED
SOCKET: High temperature ceramic GU5.3 bi-pin with 250°C silicone lead wires
WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.
CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only)
MOUNTING: FA-03 black 9" ABS stake threaded 1/2" NPS
FINISH: Copper - Unfinished only
Aluminum - Black texture polyester powder coat. Optional finishes available

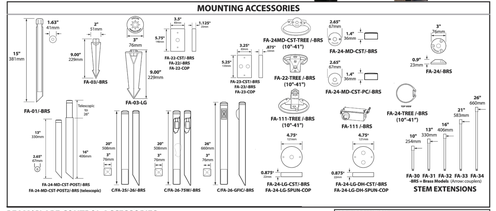


LAMP AND STAKE ***INSTALLED*** TO SAVE YOU TIME AND MONEY

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
RXD-02-COP	Copper Bullet	20w MR16 FL(BAB)	3.0 lbs.
RXD-02-BLT	Aluminum Bullet	20w MR16 FL(BAB)	3.0 lbs.

MOUNTING ACCESSORIES



BEAM/GLARE CONTROL ACCESSORIES

FA-08-21 Round 1/4" Hex Cell Louver
FA-11-RXD02-BLUE Blue Tempered Glass Insert Lens
FA-11-RXD02-GREEN Green Tempered Glass Insert Lens
FA-11-RXD02-AMBER Amber Tempered Glass Insert Lens
FA-11-RXD02-RED Red Tempered Glass Insert Lens
FA-98-02 Linear Spread Tempered Glass Lens
FA-104-36C16 Wide Spread/Softener Glass Lens for RXD-02 Copper Series
FA-104-RXD02ALUM Wide Spread/Softener Glass Lens for RXD-02 Aluminum Series

JOB INFORMATION
Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC
1231 COLLIER ROAD, SUITE C
LAKE FOREST, CA 92630
www.focusindustries.com
info@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Acid Bath	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY

RXD-02 Cut Sheet 091018

LIGHT FIXTURE - TYPE BH1

Date: Customer:
Project:
Type: Qty:

selux

ELO Bollard



Order Code: ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

Series	ELFB ELO Flat Top Bollard	ELDB ELO Domed Top Bollard					
Height	1.5 1.5' (consult factory)	2 2' (consult factory)	2.5 2.5'	3 3'	3.5 3.5'	4 4'	
Optic	T1 Forward	TS Symmetric	TA Asymmetric				
Light Engine	S1G1 Silver Reflector, 24W, Single Stack	S1G2 Silver Reflector, 50W, Double Stack	G1G1 Gold Reflector, 24W, Single Stack	G1G2 Gold Reflector, 50W, Double Stack			*Based on (T1) optics
CCT	22 2200K	27 2700K	30 3000K	40 4000K			
Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color	
Voltage	UNV 120-277V	120[1] 120V	240[1] 240V	277[1] 277V	347[2,3] 347V	480[2,3] 480V	[1]Specify for HL option [2]Equipped with step-down transformer Wattage increases nominal 10%. [3]Not available with HL30 or HL50.
Options	DM Dimming (0-10V)	HL30[4,5] Hi-Lo Switching Low Output 30%	HL50[4,5] Hi-Lo Switching Low Output 50%	HS 180° House Shield	BP Blue Prism Ring Optic Accessory	RP Red Prism Ring Optic Accessory	*DM or HL only. Can not be combined [4]120V, 240V, 277V Only [5]See page 5 for details
	REC[6] GFCI Receptacle with weather-proof cover	REC2[6] GFCI Receptacle with padlockable in-use cover	REC3[6] USB & Duplex Receptacle with weather-proof cover	REC4[6] USB & Duplex Receptacle with weatherproof padlockable in-use cover			

Product Modifications
Please list modification requirements for review by factory:

Approvals
Date:

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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Page 1 of 7
(Rev. 12/2021)
ELOB_SS_v9.0

LIGHT FIXTURE - TYPE DP1



Project:
Location:
Fixture Type:
Catalog Number:

AVAILABLE FINISHES:

Suspense

PD-W1915

PRODUCT DESCRIPTION
A more refined version of a classic hanging lantern, this modern design adds an element of intrigue with a touch of tradition. Efficient, state-of-the-art LED emits light throughmouth-blown clear glass for a clean projection.

FEATURES
- Driver concealed within the canopy
- Thick clear mouth-blown glass
- Twist-lock glass for seamless appearance
- Three 12" and one 6" down rods included (additional sold separately)
- Slope ceiling adaptable. Hang straight swivels up to 90 degrees

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL Wet Location Listed,IP65
Input	120-277V,50/60Hz
Dimming	ELV, 0-10V
Color Temp	3000K
CRI	90
Construction	Aluminum hardware, Clear mouth-blown glass

REPLACEMENT PARTS
RPL-GLA-1911 - Outer Glass
RPL-ROD-IN06-BK-01 - 6" Rod - BK finish
RPL-ROD-IN12-BK-01 - 12" Rod - BK finish
RPL-ROD-IN06-BZ-01 - 6" Rod - BZ finish
RPL-ROD-IN12-BZ-01 - 12" Rod - BZ finish



Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ PD-W1915 15"	3000K 3000K	○ BK Black ○ BZ Bronze	12W 12W	722 722	677 677

Example: **PD-W1915-BZ**
For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

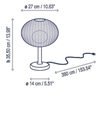
LIGHT FIXTURE - TYPE DT1

Garota M/36 Outdoor

Design / *Diseño:*
Alex Fernández Camps | Gonzalo Milà / 2015

Typology: Table lamp
Tipología: Mesa

Environment: Outdoor
Ambiente: Exterior





Technical description / *Descripción técnica:*

Net Weight: 4.28 lbs
Peso Neto: 4,28 lbs

1 Box/*Caja*
11.02 x 11.02 x 16.14 inches | 1.1352 ft³
Gross Weight / *Peso bruto*: 5.56 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructura de metal acabadas con cataforesis y pintura de poliester epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable without switch.
Cable de neopreno negro resistente al agua sin interruptor.

Customizable: consult
Personalizable: consultar

Certifications / *Certificaciones*

Lamps description / *Descripción lámparas:*

120V 60Hz | WITT | IP-66 | 8.4 W LED / CRI 90 / 2700K 1122 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
3350630101U/P803	Natural White - Ivory White Shade* *Blanco Roto - Pantalla Blanco Marfil**	8435493723945
3350630103U/P804	Graphite Brown - Brown Shade* *Marrón Grafito - Pantalla Marrón**	8435493723990

Please note that the shades may have small variations in tone. / *Por favor, tenga en cuenta que los tonos de color de la pantalla pueden no ser los mismos en todos los casos.*

Note of use: For environments with a high salinity, proper maintenance of the luminaire will be necessary. We recommend cleaning it with a soft brush and remove salt, dust, or dirt deposited by moisture or wind.
Nota de uso: Para ambientes con alto grado de salinidad, será necesario realizar un correcto mantenimiento de la luminaria. Recomendamos limpiar con un cepillo suave y retirar la sal, el polvo, o la suciedad depositada por la humedad o el viento.

bover
barcelona lights
1231 Collier Road, Suite C
Atlanta, GA 30318
United States
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info@boversusa.com
www.boversusa.com

Family / *Familia:* Garota



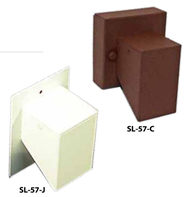
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LIGHT FIXTURE - TYPE FS1

FOCUS INDUSTRIES | **LED SURFACE MOUNT LIGHTS SL-57 SERIES** | LED READY | TYPE

SPECIFICATIONS

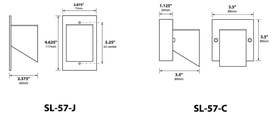
CONSTRUCTION:
SL-57-C: Extruded square aluminum or brass housing with matching canopy
SL-57-J: Extruded square aluminum or brass housing with matching back plate for mounting over single-gang junction boxes
LENS: None
LIGHT SOURCE: 12v, 4w 300 lumen or 12v, 2w 150 lumen integrated round LED flat panel, warm white 3000K; optional cool white 5200K available (add -52 after wattage in part number)
LIFETIME RATING: 50,000 hours
12V DRIVER: 4w 350mA output, 12v AC input. Voltage range of 9 to 18 volts with optimum operating range of 10 to 15 volts for consistent performance and brightness. For use with magnetic transformers only.
120V DRIVER: 6w 350mA output, 120-277AC input
SOCKET: None - LED is hard wired inside fixture
WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.
120v: Standard black, white, green
MOUNTING: SL-57-C Mounting plate with hardware and color matching thumb screws
SL-57-J:Two matching screws
FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
Brass - Unfinished brass. Optional finishes available



ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-57-CLED912VBLT	Aluminum Surface Light, canopy, 12v driver	4w LED panel	1.0 lbs.
SL-57-CLED912VBLT	Aluminum Surface Light, canopy, 12v driver	2w LED panel	1.0 lbs.
SL-57-CLED912VBRS	Brass Surface Light, canopy, 12v driver	4w LED panel	2.0 lbs.
SL-57-CLED912VBRS	Brass Surface Light, canopy, 12v driver	2w LED panel	2.0 lbs.
SL-57-JLED912VBLT	Aluminum J-box cover Light, 12v driver	4w LED panel	1.0 lbs.
SL-57-JLED912VBLT	Aluminum J-box cover Light, 12v driver	2w LED panel	1.0 lbs.
SL-57-JLED912VBRS	Brass J-box cover Light, 12v driver	4w LED panel	2.0 lbs.
SL-57-JLED912VBRS	Brass J-box cover Light, 12v driver	2w LED panel	2.0 lbs.

Note: For 120v models change "12V" in part number to "120V"



JOB INFORMATION
Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC
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LAKE FOREST, CA 92630
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info@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Acid Bath	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY

SL-57 Cut Sheet 101515

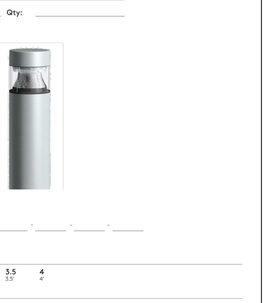
LIGHT FIXTURE - TYPE LS1

insight lighting | MEDLEY EXTERIOR
PERFORMANCE LINEAR | WHITE LIGHT + STATIC COLORS

PROJECT: TYPE: CATALOG #: ME- - - - - UNV- -

PROFILE

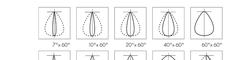
OUTPUT	LO (3.5W/FT), MO (9.0 W/FT), HO (17.0 W/FT)
OPTICS	7°X60°, 10°X10°, 10°X60°, 20°X20°, 20°X60°, 40°X40°, 40°X60°, 60°X60°, 80°X80°, ASY
CRI	82
CCT	27K, 30K, 35K, 40K, RED, GREEN, BLUE, AMBER
PERFORMANCE	UP TO 117530 PEAK CANDELA
VOLTAGE	UNIVERSAL 110-208V, 277V
POWER	INTEGRAL POWER SUPPLY
CONTROL	0-10V, DMX, ILUTRON HI-LUME
DIMENSIONS	2.60" X 2.00"
WEIGHT	2.75 LB (1.25 KG) PER FOOT
HOUSING	PRECISION EXTRUDED ALUMINUM
LENS	HIGH DENSITY TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
OPERATING TEMP	-20° C TO 50° C
WARRANTY	5-YEAR LIMITED
LUMEN MAINTENANCE	75,000 HOURS
CERTIFICATION	ETL AND cETL FOR IP67, IK07, 3G OPTIONS



STANDARD FINISHES

TEXTURED WHITE | TEXTURED BLACK | TEXTURED BRONZE | TEXTURED L BRONZE | TEXTURED GRAY | TEXTURED S. STONE

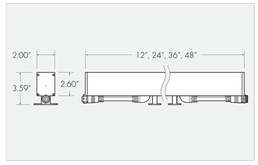
OPTICS



PERFORMANCE SAMPLE go to performance data >

40K, HO, 48"	10°X 10°	10°X 60°	20°X 20°	80°X 80°	100°
LUMENS	6356	5417	6475	6161	6459
CANDELA	117530	19943	32385	3960	2759
EFFICACY	91.2 LM/W	77.3 LM/W	93.3 LM/W	88.8 LM/W	94.4 LM/W

PROFILE



OPTIONS



Revised 02/23/2021
Specifications subject to change without notice

1/9

insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P: 505.345.0888 | **insightlighting.com**

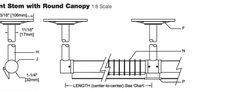
LIGHT FIXTURE - TYPE LS2

Lighting the Vertical Outdoor linear, remote driver | Solid State (LED) | **Style S151**

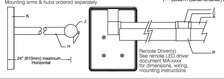
Optical Assembly 1.5" Scale



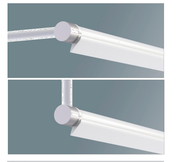
Pendant Stem with Round Canopy 1.5" Scale



Wall Mounted Cantilever
Mounting arms & hubs ordered separately



LENGTH	CENTER-CENTER
24"	22" (559mm)
36"	34-3/4" (883mm)
48"	48-1/4" (1226mm)
60"	60-1/4" (1530mm)
68"	72-1/4" (1835mm)



Specifications

A Extruded aluminum heat sink housing
B Extruded semi-diffuse lens
C Die-cast aluminum end plate
D Linear LED PCB with mid-power LEDs
E Clear silicone encapsulant
F Round j-box cover 4-3/16" diameter
G Slip ring with set screw
H Rigid stem 11/16" O.D.
J Aluminum mounting hub 1.25"
K Wall Mounting Plate 6"H x 4.5"W
M Optional cross baffle
N Extruded aluminum intermediate cover

Optic Assembly:
Extruded aluminum heat sink/optic housing. Exterior heat sink designed for maximum emissivity. Precision extruded polymer refractive lens with optimal dispersion.

Finish:
Bright anodized extruded aluminum heat sink/housing with clear lens. Optional finish includes extruded aluminum canopy and hubs and stems painted white or black. Painted surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. All hardware - stainless steel or nickel plated brass.

Mounting:
Required pendant or cantilever hangers — ordered and priced separately. Surface Cantilever/pendant supplied with recessed outlet box (suitable backing structure required). Adjustable interface plate (concealed under canopy) allows for leveling of arms.

Fixture weight: 1.0 lb/ft (1.5 kg/m).

Electrical:
Luminaire furnished with 10 foot (3048mm) of low voltage cable for connection to remote driver. Electronic HPF thermally protected Class II driver mounted in weather-proof enclosure or optional indoor dry enclosure. For complete driver specifications, see website, reference document **MA-1303**.

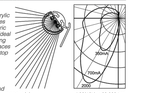
Standard:
CSA certified for wet locations
Dual rated IP66 and IP67
5 year warranty
Maximum ambient temperature 45°C (113°F).

4/21 **U.S. Patent No. D865,257S**

Features
- *Inconspicuous low profile - lights entire surface evenly from one edge*
- *Small elegant yet strong hub hangers*
- *Adjustable and lockable aiming*
- *Built-in visor provides shielding of glare*

Performance

Precisely extruded acrylic lens produces an asymmetric distribution ideal for illuminating vertical surfaces evenly from top to bottom.



LDC(100) = 80,000 lys.
@ 25°C per TM-21

For LM79 and photometric reports, visit **theflightingquotient.com**

SV 6.0

LIGHT FIXTURE - TYPE LS3

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — The CLX is a linear lighting solution that is available in multiple lengths, lumen packages and distributions. Designed for versatility, the CLX can address virtually any indoor lighting need. The CLX is also offered in standard and high efficacy configurations and capable of being continuous row mounted or installed as a stand-alone fixture. Ideal for uplight and downlight in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Channel and cover are formed from code-gauge cold-rolled steel. Housing and lens endcaps are injection molded plastic to provide a more architectural look and feel. The endcaps come standard with a 7/8" knock out for continuous mounting but can be ordered without.

Finish: Paint options include high-gloss, baked white polyester (WH), galvanized (GALV), matte black (MB) and smoke gray (SGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Offered with acrylic lens and less lens configurations. Provides a choice of optical distributions including, wide, narrow, and axial.

Models with wide diffuse lens provide up to 12% uplight. Please check the IES file for specific uplight value.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications. (See PLB_ exterior information on page 14.) Electronic LED driver is multi-volt input and 0-10V dimming standard (see Operational Data on page 6 for actual wattage consumption). This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

L70 is 100,000 hours at 25°C.

LEDs provide nominal 80 CRI or 90 CRI at 3000 K, 3500 K, 4000 K, or 5000 K.

Lumen output up to 2,500 lumens per foot.

INSTALLATION — Fixture may be ceiling or wall mounted (with or without THCLX hanger or angle mounted with CLXANGBRT), pendant or stem mounted with appropriate mounting options.

WARNING — Removing the lens and opening the fixture during installation exposes the LEDs, putting them at risk for damage.

If you plan to surface mount the fixture, we recommend using the THCLX. This eliminates the need to open the fixture.

If you plan to continuous row mount, we recommend using the PLB wiring harness option. This eliminates the need to open the fixture.

Damage to the LEDs caused during installation will not be covered under the warranty.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 104°F (40°C). Optional High Ambient (HA) ranging to 122°F(50°C) available on certain lumen packages (See ambient temperature chart for additional information).
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Stock configurations are offered for shorter lead times:

Stock Part Number	UPC	DLC QPL Product ID	DLC Premium
CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525816	PIANM2R4	Yes
CLX L48 3000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525885	P0X12VKL	Yes
CLX L48 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525939	P7TM22Q	Yes
CLX L48 5000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525908	P8A42C1H	Yes
CLX L96 6000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525861	P9FTG8BV	Yes
CLX L96 6000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525915	PWA2X0TE	Yes
CLX L96 10000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525922	PY9DC7EW	Yes
CLX L96 10000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525830	PKYPL1SK	Yes
CLX L48 3000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525960	PJANK2B4	Yes
CLX L48 3000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525892	P0X12VKL	Yes
CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525854	P7TM22Q	Yes
CLX L48 5000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525946	P8A42C1H	Yes
CLX L96 6000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525878	P9FTG8BV	Yes
CLX L96 6000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525823	P0DSSAD	Yes
CLX L96 10000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525953	PY9DC7EW	Yes
CLX L96 10000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525847	PKYPL1SK	Yes

Catalog Number
Notes
Type

LED Linear

CLX

24", 36", 48" and 96" Lengths



Buy American

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

COMMERCIAL INDOOR

CLX
Page 1 of 14

LIGHTING SPECIFICATIONS

Architecture. Design. Relationships.

Lighting Consultant

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
T: 562.989.3843 F: 562.989.3847
www.LightingDesignAlliance.com

Landscape Architect

Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK
WHITTHIER, CA

LIGHTING SPECIFICATIONS

LD6.1

Project Number: 2021-121
Plan Check Number:

LIGHT FIXTURE - TYPE RD1

R2RD1T, R2SD1T

2" Volta - Shallow Regressed Downlight Trim

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Volta LED downlight series represents an innovation in design and technology for architectural lighting. This high lumen and adaptable family of fixtures with a comprehensive set of round and square fittings, affords a sustainable solution for commercial, corporate, and upscale residential applications.

FEATURES

- Increased field angle for reduced scalloping
- Low ceiling and close-to-wall applications
- Integral patterned tempered trim lens included standard
- Compatible with a wide range of accessories
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Durable die-cast self-flanged aluminum construction

Input: Universal 120 - 277V AC 50/60 Hz

Dimming: Electronic Low Voltage (ELV): 100%-5%
0-10V: 100-0%
Lutron Hi-Lume 1% Ecosystem Fade-to-Black option

Light Source: High output 3-step Mac Adam Ellipse COB
Rated life of 50,000 hours at L70

Mounting: Heavy gauge retention clips support trim firmly. Safety cabling standard.
Ceiling cut out Round Trimmed: Ø 3 ⅜" Invisible Trim: Ø 4 ¼"
Ceiling cut out Square Trimmed: 3 ⅝" x 3 ⅝" Invisible Trim: 4 ¼" x 4 ¼"
Accomodates 1/2 " - 1 1/2" ceiling thickness

Finish: Electrostatically powder coated White, Black. Enamel coated Haze. Plated and brushed Copper Bronze.

Standards: ETL & cETL Wet location Listed, Title 24 JA8-2016 Compliant.

Model	Beam		Lumens Reference	CBCP Output*	Color Temp	CRI	Finishes	Reflector/Trim
R2RD1T Round Trim R2SD1T Square Trim	S 12°	Round	395	5910	**827** 2700K	85	**BK** Black	
		Square	420	6083	**830** 3000K	85	**BKWT** Black/White	
	N 25°	Round	1255	5380	**835** 3500K	85	**CB** Copper Bronze	
		Square	1460	6145	**840** 4000K	85	**HZ** Haze	
	F 40°	Round	1270	3085			**HZWT** Haze/White	
		Square	1480	3315	**927** 2700K	90	**WT** White	
	W 60°	Round	905	1020	**930** 3000K	90		
		Square	1075	1033				



R2__D1T-_____-_____

Example: **R2RD1T-S827-HZWT**

*Reference output shows **830**(8CRI 3000K) trim with **22** housing. Use multiplier table below to determine the output for other combinations.

Multiplier		TRIM 827	927	830	930	835	840
HOUSING	22	0.95	0.81	1.00	0.86	1.05	1.07
	15	0.66	0.56	0.69	0.59	0.72	0.74

Example: **R2SD1T-N840-WT** with **15** housing: 1460 lm (Reference Output) x 0.74 (Multiplier) = 1080 lm
6145 CBCP (Reference Output) x 0.74 (Multiplier) = 4547 CBCP

Please see next page for housing units(required)

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. OCT 2018

LIGHT FIXTURE - TYPE SC1

The Basic System

The Exhibitor Series sockets are permanently sealed to flexible cable with shatterproof polycarbonate globes. Fixtures are wet-location listed and rated IP65. When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

EXBK - 6 - VIWW - S14 - C

Cable / Socket Color		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
BK	Black	**6**	6" (150 mm)	**UBLW**	2000K White	1.8 W / 24 VAC	**G19**	G-19	**C**	Clear
WH	White	**12**	12" (300 mm)	**UBWW**	2400K White	1.8 W / 24 VAC	**G14**	G-14	**F**	Frosted
		18	18" (450 mm)	**UBIW**	3000K White	1.8 W / 24 VAC	**S14**	S-14	**G**	Green
		24	24" (600 mm)	**VILW**	2000K White	1.8 W / 24 VAC	G-14 & S-14 in clear and frosted only		**A**	Amber
			Custom spacing is available.	**VIWW**	2400K White	1.8 W / 24 VAC			**B**	Blue
				VIIW	3000K White	1.8 W / 24 VAC			**R**	Red
				Virtual Incandescent (VILW, VIWW & VIIW) not for use with Frosted Globes					**V**	Violet
				WW	2500K White	0.48 W / 24 VAC			**M**	Multi-Color
				WH	5500K White	0.48 W / 24 VAC				
				BL	Blue	0.48 W / 24 VAC				
				GR	Green	0.48 W / 24 VAC				
				OR	Orange	0.48 W / 24 VAC				
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				(Any Combination of 0.48 Watt Colors is Possible)						
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				
				Xenon lamp not for use with G-14 globes or Exhibitor Pendants						

Mounting Options

Festoon Mounting

Part# EX-MDA-WH (White)
Part# EX-MDA-BK (Black)

For festoon applications to a catenary cable, our wire-rope adaptors securely hold each socket in place to a 1/16" or 1/8" diameter wire rope. Wire rope and associated mounting hardware is not provided with the system.



Surface Mounting with Disks

Part# EX-MD-WH (White)
Part# EX-MD-BK (Black)

Exhibitor Series can be surface mounted to structures using mounting disks. One disk is required for mounting each socket. The socket can be snapped into the disk and screwed in place to the structure.



Surface Mounting with Straps

Part# EX-MS-WH (White)
Part# EX-MS-BK (Black)

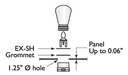
Exhibitor Series may be surface mounted to structures using our mounting straps. Two straps are required for mounting each socket. Straps are positioned on either side of the socket, and then screwed securely to the structure.



Panel/Extrusion Mounting

Part# EX-SH

For installations to flat panels or extrusions up to 0.06", we offer stainless-steel panel fasteners. The socket assembly is inserted from below, then the panel fastener and grommet are pressed in place from above.



LIGHT FIXTURE - TYPE SS1

OUTDOOR TAPE 12V

8011, 8051, 8101

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Flexible tape light with UV stabilized silicone seals that protect against water and dusts.

FEATURES

- Conveniently adapts into existing 12V system
- IP 68 rated for submersible up to 5 feet
- May be tied into any 12V landscape lighting system
- Maximum of 40 ft per run to stay within 5 amps
- Flexible linear lights maybe cut to desired length at the end of the run
- Various lengths may be joined together with IP68 rated connectors
- UV-stabilized silicone seals and protects the tape sections
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
8011	1 foot	**27**	2700K	**BK**	Black tape color
8051	5 feet	**30**	3000K		
8101	10 feet				

_____-____**BK**

Example: **8011-30BK**

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 2.1VA
Brightness: 115 lm
CRI: 85
Rated Life: 60,000 hours
Operating Temp: -40°F(-40°C) to122°F(50°C) at relative humidity 95%

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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LIGHT FIXTURE - TYPE SS2

DL-FLEX-WETCC & DL-FLEX-WETCC-HO

LED FLEXIBLE LINEAR WET LOCATION
DL-FLEX-WETCC STATIC SERIES

Type	
Project	
Catalog No.	



DL-FLEX-WETCC DL-FLEX-WETCC-HO

DESCRIPTION

DL-FLEX-WETCC & DL-FLEX-WETCC-HO are flexible, outdoor LED tapes providing energy-efficient lighting for both indoor and outdoor applications. Constant current IC chips ensure consistent lumen output from the start of the run all the way to the end, and 3- Step MacAdam binning ensures color consistency. Both LED tapes are IP66 rated for outdoor applications with connectors having waterproof threaded cover to make the whole run weatherproof. Uniquely molded endcaps with strain relief increases durability. Not field-cuttable.

Dimmable with a variety of dimming options. 3M™ VHB adhesive tape backing. For additional support, mounting clips or aluminum outdoor channel options available. (2) DL-PS-OD-CLIP mounting clips included with every run, recommended for use at the start and end of then run. For best results, make bends on center between the LEDs with a bend angle no less than 45 degrees.

SPECIFICATIONS

Input Voltage	24V DC
Beam Angle	120°
Lamp Life	50,000 hours
CRI	80+
Dimensions (per section)	1/2"W x 1/4"H See Ordering Information for exact lengths.
LEDs (per ft)	18
LED pacing	5/8"
Operating Temperature *	–22°F - 140 F
Max Run †	DL-FLEX-WETCC : 30 ft DL-FLEX-WETCC-HO : 20 ft
Cut Length†	~ 3-15/16"
Mounting	Double Sided 3M™ VHB tape (Optional: Clips or Channel)
Environment ‡	Dry, Damp, and Wet location rated
Certifications	cULus LISTED
Warranty	5 Years – see published warranty terms for detailed information.

LUMEN DATA

Part Number	Color Temp *	Watts (per ft)	Lumens (per ft)	Efficacy (lm/W)
DL-FLEX-WETCC	Warm White	1.3	108.6	83
	Neutral White	1.3	115.9	89
DL-FLEX-WETCC-HO	Warm White	3.25	266.5	82
	Neutral White	3.25	281.5	86.5

* Warm White: 2800-3200K, Neutral White: 3800-4200K

Contact factory for other color options.

APPLICATIONS

- Outdoor gardens
- Path and contour marking
- Outdoor display lighting
- Bathroom lighting
- Signage
- Accent and edge lighting
- Backlighting

* Exceeding the operating temperature values may damage the LEDs by reducing the lifespan, lumen output, and adversely impact color consistency. It is recommended adequate airflow and heatsinking be taken into consideration in the installation and application of this product. Improper thermal management may lead to premature product failure.

† Single runs cannot exceed max run values. Cut length indicates minimum increments.

‡ This product cannot be submersed in water.

JESCO LIGHTING GROUP

www.jescolighting.com
support@jescolighting.com
Tech Support: 855.592.0029
Main Line: 800.527.7796
Fax Line: 855.265.5768

15 Harbor Park Drive
Port Washington, NY 11050

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Main Line: 855.654.0110
Fax Line: 626.333.2955

Rev 6
8/8/2019

Specifications subject to change without notice.

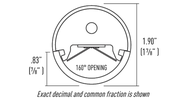
LIGHT FIXTURE - TYPE SZ1

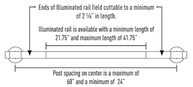
IVR2-SPI

1.9" Solid State Illuminated Rail
2" Slim Post Integral Power Supply

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

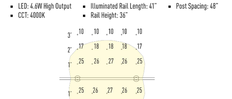






PHOTOMETRIC DATA

- LED: 4.6W High Output
- CCT: 4000K
- Illuminated Rail Length: 41"
- Rail Height: 36"
- Post Spacing: 48"







CONSTRUCTION

Internal Rail Construction: Heavy duty extruded 6061-T6 Aluminum Alloy.

External Rail Jacket: Available in 304 or 316 stainless steel. Optional color finishes include silver, white, black, or bronze powder-coat. Consult factory for custom powder coat finishes (AAMA 2604).

LED LIGHT SOURCE

Closely packed array of small LEDs allow for smooth seamless illumination with immediate overlap to avoid pixilation and provide a continuous flow of light. Color temperatures options include 2700K, 3000K, 3500K or 4000K.

- 95 CRI
- 50,000 hours of average rated life at 70% output
- LED components are easily accessible to allow for easy maintenance
- Maximum run length per driver: 8' (96")
- Maximum run length per driver: 4' (5MO)

LED LIGHT ENGINE (PER FOOT):

High Output
- System Power Consumption: 4.6W
- Cool White 4000K: 741 lm
- Neutral White 3500K: 707 lm
- Warm White 3000K: 282 lm
- Warm White 2700K: 197 lm

Super High Output
(Integral driver required on each post)
- System Power Consumption: 9.2W
- Cool White 4000K: 483 lm
- Neutral White 3500K: 455 lm
- Warm White 3000K: 434 lm
- Warm White 2700K: 395 lm

LIGHT DISTRIBUTION & OUTPUT

The V-Rail optical system includes a unique reflector that allows you to put the light where it is needed. Factory preset distributions include 60° symmetric, 28° symmetric and 30° asymmetric.

OPTICAL LENS SYSTEM

High-impact acrylic lens is sealed with silicon. Lens is secured with (5) countersunk flush screws, (1) at each end. Vandal resistant "TORX" is also available. Consult factory.

REFLECTOR SYSTEM

Internal reflector system is constructed of an innovative material that has 99% reflectance properties. Reflector allows up to 140° total adjustment. Right to left side reflector panels are independently adjustable from -30° to 70°. When the outer reflector panel is adjusted toward a stairway, ramp or walkway, the reflector panel will act as a glare shield from distant viewing angles below an elevated platform.

MOUNTING / INSTALLATION

Each rail support is secured to the swivel mount on specified mounting system. Post or embedded mount is available. See mounting submittal sheets for detailed information.

EMERGENCY

Remote emergency inverter available. Can be remote up to 1000 ft. See IB-IS specification sheet.

LISTINGS

- 5-Year Intense LED Limited Warranty (LED & Power Supply Only)
- UL Wet Location Listed. File #E333075
- IDA approved
- ADA compliant

INTENSE LIGHTING | 3560 E La Palma Ave, Anaheim, CA 92806 | **tel** 714 630-9877 | **fax** 714 630-9883

For Intense Lighting's limited product warranty, go to www.intenselighting.com. For a printed copy of the warranty, you may call 800 961-5321.
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intense | a LEVITON company

LIGHT FIXTURE - TYPE WR1

Passo RT

8" Directional LED
Steplight

amerlux
A Delta Group Company

Passo RT 8" Directional Steplight



PROJECT:

TYPE:



Features

The Passo family of luminaires includes high quality, architecturally relevant fixtures suitable for use in both outdoor or indoor applications. All members of the Passo family feature an independently sealed optical chamber and fully potted driver. These features are especially beneficial in exterior applications as they help compensate for the challenges in getting a good seal between a pre-installed back box and the faceplate, as well as those challenges in fully sealing the conduit system. Each luminaire is available in a choice of two output levels to help tailor the desired illuminance to the project and a standard 0-10V dimmable driver allows even further flexibility.

Product Overview

Type:	Stair & Pathway Lighting
Wattage:	up to 6W
Lumen Output :	up to 278 lm
Color Temp:	2700K, 3000K, 4000K, Amber
Dimming:	0-10V down to 10%

Application:
Designed for new construction in brick, poured concrete, and hollow walls.

Construction:
- Electrical grade PVC housing
- Internal optical chamber
- Cast aluminum faceplate
- 1/8" tempered Solite™ lens

Driver:
- Drive Current (100, 175 or 350mA)
- 2.5kv surge protection
- Fully potted
- Input voltage 120V-277V auto-sensing
- 0-10V dimmable down to 10%

ETL listed, suitable for wet locations.

Optics:
Individually sealed optical chamber with neoprene gasket insures LEDs are secure independent of the installation of the back box.

Finish:
Premium quality thermoset polyester powdercoat faceplate for a durable finish.

5 year limited warranty

POWER BOOST TODAY

LUT-E120DI1 - 04/09/20 - Page 1 of 3
Amerlux reserves the right to change details that do not affect overall function and performance.
Amerlux®, LLC - 178 Bauer Drive, Oakland, NJ 07436 - P: (973-882-5010 F: (973-882-2605 - amerlux.com

LIGHT FIXTURE - TYPE WS1



ANNAPOLIS

2670TK

SMALL WALL MOUNT LANTERN

Harboring a clean look that is inspired by maritime efficiency, Annapolis does an admiral job of mixing seafaring style with a touch of contemporary. Etched opal glass is anchored by the cast aluminum fitter in a fresh Textured Black or Antique Brushed Aluminum finish creating a bold contrast.

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum
GLASS:	Etched Opal

DIMENSIONS	
WIDTH:	5.5"
HEIGHT:	14.3"
WEIGHT:	3.6
BACK PLATE:	4.5"W X 7"H
EXTENSION:	6.5
TOP TO OUTLET:	3.5

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	8.7
CARTON WIDTH:	21.3
CARTON HEIGHT:	7.7
CARTON WEIGHT:	5.3

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- Classic, modern style with a nautical flair adds elegance to a variety of exteriors
- Striking black finish enhances design

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

LIGHT FIXTURE - TYPE WS2



SOLANA® SL270

SternbergLighting
ESTABLISHED 1923

The **Solana® SL270** Wall Mount Sconce is the perfect innovative solution to the myriad of lighting challenges when choosing wall mount sconces. The Solana's modern architectural design, durability and optical efficiency, makes this an obvious choice for perimeter lighting.

PROJECT:

TYPE:

ORDERING EXAMPLE: 1W-SL270-CA-36L45T3-MDL03-PEC-MOT1-FHD-CB-EM / UWHT

	SL270											
MOUNTING CONFIG.	SERIES	LENS	NO. OF LEDS	COLOR TEMP K	DISTR. TYPE	DRIVER	CONTROLS	MOTION SENSOR	DUAL FUSE & HOLDER	CONDUIT BOX	EMERGENCY	COLOR
1W	Wall Mount Sconce	CA	36L1	27(00) K	T2	MDL03	OPTIONS					UGMT UGM
		FG	44L	35(00) K	T3	MDL05	PEC	MOT1[1]	FHD	CB	EM[1]	UBT UB
		FFG	52L	45(00) K	T3R	MDH03	PEC4	MOT2[1]				USLT USL
		SV1*	* Not available in 05 driver		T4	MDH05						UWHT UWH
		SV2**			T5							BKT

[1] Requires acrylic lens (CA, SV1, or SV2) [1] Requires conduit box (CB)

Product Specs

Optical
- 80LO rating of U-0.
- IP65 rated optic module.
- Available in IES Type 2, 3, 3R, 4 and 5 distribution.
- Utilizes high output, high brightness LEDs.
- Typical CRI of 70, CCT 2700, 3500, and 4500. Call factory for custom CCT.
- LM-79 and LM-80 tests in accordance with IESNA standards.
- Lumen depreciation rating L_{70}>100,000 hrs. projected per TM-21 guideline using 525mA drive at 25°C ambient.
- RoHS Compliant.

Electrical
- 120-277 volt and 347-480 volt available.
- Minimum drivers power factor: >-0.9.
- Electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- UL listed in U.S. and Canada

Mechanical
- All-cast aluminum housing.
- Tool-less driver access and removeable driver tray.
- AAD™ "Advanced All-Row Dynamics" maximizes heat sink expulsion.

Controls
- Supplied with a dimmable driver.
- Optional electronic button photocell PEC (120-277V), PEC4 (480v).

Finish
- Durable, color intentive powder coat finish.

Warranty & Standards
LED Systems and Drivers - 7 years.
All fixtures shall be free from all defects in materials and workmanship for a period of 7 years from the date of manufacture. The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than 10 percent of non-operating LEDs.

Motion Sensors:
MOT1: 360° lens, maximum coverage 40' diameter from 20' height
MOT2: 360° lens, maximum coverage 70' diameter from 20' height
[1] Note: Requires acrylic lens

Drivers:
MDL03: 350mA, 120-277V
MDL05: 525mA, 120-277V
MDH03: 350mA, 347-480V
MDH05: 525mA, 347-480V

Lens:
CA - Clear Flat Acrylic
FG - Clear Flat Glass
FFG - Frosted Flat Glass

Soft Vue:
SV1* - Flat Soft Vue Medium Diffuse Acrylic
SV2** - Flat Soft Vue Heavy Diffuse Acrylic
*Provides moderate reduction in Brightness while only a minimal reduction in lumen output. **Provides maximum reduction in Brightness while only a nominal reduction in lumen output. Consult photometric files for exact lumen performance as percentages noted are averages.

Colors:
UGMT - Urban Gun Metal Textured
UBT - Urban Bronze Textured
USLT - Urban Silver Textured
UWHT - Urban White Textured
BKT - Black Textured
UGM - Urban Gun Metal Matte
UB - Urban Bronze Matte
USL - Urban Silver Matte
UWH - Urban White Matte

EPA: 0.4 Square Ft
Weight: 30 LBS

Performance (Based on FG Lens)

MODEL #	CCT	LUMENS	BUG	EFFICACY (LPW)	CCT	LUMENS	BUG	EFFICACY (LPW)	CCT	LUMENS	BUG	EFFICACY (LPW)	CCT	LUMENS	BUG	EFFICACY (LPW)	WATTS
52L45T-_MDL05	7540	B2U0G2	82.9	7200	B2U0G2	79.1	7355	B2U0G2	80.8	7285	B2U0G2	80.1	7165	B3U0G3	78.7	91
52L35T-_MDL05	7080	B2U0G2	77.8	6760	B2U0G2	74.3	6910	B2U0G2	75.9	6840	B2U0G2	75.2	6730	B3U0G3	74.0	91
52L27T-_MDL05	6215	B2U0G2	68.3	5935	B2U0G2	65.2	6065	B2U0G2	66.6	6005	B1U0G2	66.0	5905	B2U0G2	64.9	91
44L45T-_MDL05	6390	B2U0G2	81.9	6080	B2U0G2	77.9	6230	B2U0G2	79.9	6170	B1U0G2	79.1	6035	B2U0G2	77.4	78
44L35T-_MDL05	6000	B2U0G2	76.9	5710	B2U0G2	73.2	5850	B2U0G2	75.0	5795	B1U0G2	74.3	5670	B2U0G2	72.7	78
44L27T-_MDL05	5285	B2U0G2	67.5	5010	B2U0G2	64.2	5135	B2U0G2	65.8	5085	B1U0G2	65.2	4975	B2U0G2	63.8	78
52L45T-_MDL03	5525	B2U0G2	90.6	5310	B2U0G2	87.0	5435	B2U0G2	89.1	5375	B1U0G2	88.1	5275	B2U0G2	86.5	61
52L35T-_MDL03	5190	B2U0G2	85.1	4985	B2U0G2	81.7	5105	B2U0G2	83.7	5050	B1U0G2	82.8	4955	B2U0G2	81.2	61
52L27T-_MDL03	4555	B2U0G2	74.7	4375	B2U0G2	71.7	4480	B2U0G2	73.4	4430	B1U0G2	72.6	4350	B2U0G2	71.3	61
44L45T-_MDL03	4680	B2U0G2	90.0	4480	B2U0G2	86.2	4590	B2U0G2	88.3	4570	B1U0G2	87.9	4425	B2U0G2	85.1	52
44L35T-_MDL03	4395	B2U0G2	84.5	4210	B2U0G2	81.0	4310	B2U0G2	82.9	4290	B1U0G2	82.5	4155	B2U0G2	79.9	52
44L27T-_MDL03	3860	B1U0G1	74.2	3695	B1U0G1	71.1	3785	B1U0G1	72.8	3765	B1U0G1	72.4	3650	B2U0G2	70.2	52
36L45T-_MDL03	3875	B1U0G1	90.1	3740	B1U0G1	87.0	3800	B1U0G1	88.4	3795	B1U0G1	88.3	3785	B2U0G2	88.0	43
36L35T-_MDL03	3640	B1U0G1	84.7	3515	B1U0G1	81.7	3570	B1U0G1	83.0	3565	B1U0G1	82.9	3555	B2U0G2	82.7	43
36L27T-_MDL03	3195	B1U0G1	74.3	3085	B1U0G1	71.7	3130	B1U0G1	72.8	3130	B1U0G1	72.8	3120	B2U0G2	72.6	43

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LIGHTING SPECIFICATIONS

Architecture.
Design.
Relationships.

Lighting Consultant

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
T: 562.989.3843 F: 562.989.3847
www.LightingDesignAlliance.com

Landscape Architect

Client

MW INVESTMENT GROUP, LLC

27702 CROWN VALLEY PARKWAY, SUITE D-3-197
LADERA RANCH, CA 92694

THE COMSTOCK
WHITTHIER, CA

LIGHTING SPECIFICATIONS

LD6.2

Project Number: 2021-121
Plan Check Number:

LIGHT FIXTURE - TYPE WS3

WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
❍ WS-W14911 11"	3000K 90	❍ AL Brushed Aluminum ❍ BK Black	7W	440	352	Yes

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETLIP65,Title 24 JA8-2019 Compliant,Dark Sky Friendly Wet Location Listed
Construction:	Aluminum body with glass lens

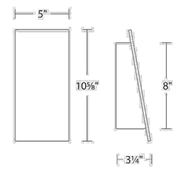


FINISHES:



Brushed Aluminum | Black

LINE DRAWING:



waclighting.com | **Phone** (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. January 2022

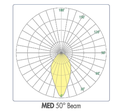
LIGHT FIXTURE - TYPE WS4

Rev: 2021/04/01

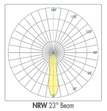
OW2213 – PIG
3 Round Accents

VISA LIGHTING

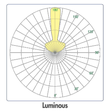
Photometrics (per direction - up/down)



MED 50° Beam



NRW 23° Beam



Luminous

Technical Information

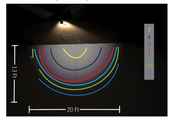
- Integral high power factor electronic power supply with MVOLT operation in wall bracket canopy
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Mounts over 4" junction box
- Tamper resistant fasteners
- Meets seismic guidelines for weight
- Cast and fabricated aluminum
- Luminous housing is clear high impact grade acrylic, inner cylinder is frosted acrylic
- No VOC powder coat paint finish

Relative Scale Drawing



Path of Egress

L35K, 50 degree beam spread, downlight only, mounted 16' above grade, .70 light loss factor used



Luminous Uplight 50° Downlight



Pencil Beam Uplight Luminous Downlight



Pencil Beam Uplight 50° Downlight



800-788-VISA | VisaLighting.com | Page 2

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